

Army Lodging Wellness Recommendation



Fort Bliss - Final Submittal

August 14, 2003

3D/I

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Section 1 Wellness Recommendation

The Army Lodging Wellness Program is conducted under the direction and guidance of Headquarters Army, Lodging Division (CFSC). The goal of the Fort Bliss Lodging Wellness Plan is to provide a comprehensive assessment and planning tool to support long term capitalization of Army Lodging facilities. The Demand Analysis determines installation Lodging requirements, and reviews off-post Lodging availability and cost, arriving at the most economical solution for meeting total transient requirements and providing a final determination of the appropriate number and configuration of on-post Lodging rooms. Individual Lodging facility condition (building and building systems) and functional assessments are included with both recommendations and costs. Facility improvement and renovation versus replacement/new construction recommendations are developed based on the individual facility assessments and cost. A Lodging Master Plan for the installation is developed including renovation, replacement/new construction, and proposed new facility siting. A final recommendation defines the method for achieving the final wellness solution for the installation and will assist with project planning.

Methodology

Demand

- Demand for Lodging facilities is analyzed and adjusted for atypical past occurrences and for expected changes in the installation's population, housing, or mission. Two primary methods are used to calculate the optimum number of rooms: the number necessary to meet 80% of official demand and the number projected to be the most efficient from an operating cost perspective.
- The off-post private market is assessed for capacity and representative rates. A determination is made if the private market has the capability to handle overflow requirements of official demand.
- Room mix recommendation is based on the segmentation of the Permanent Change of Station (PCS)/Temporary Duty (TDY) mix and the expected lengths of stay. This produces the final determination of the appropriate number and configuration of rooms for the installation.

Assessment

- Existing Lodging facilities are assessed based on building and building system conditions followed by an assessment for

conformance to the Army Lodging functional standards. Facilities assessed to be in fair to good condition, and meeting the majority of functional requirements, are considered for renovation. Renovation of Lodging facilities found in poor condition and configured significantly different than current standards will typically exceed 50% of the replacement costs and are recommended for replacement/new construction. This decision is supported by renovation cost comparisons as well as the assessment documentation.

- The age, condition, and existing configuration of most of the existing Lodging buildings support a finding of replacement through new construction in lieu of renovation.
- Force protection construction criteria has a significant impact on new construction. This Wellness recommendation, including building assessment, site analysis, and proposed Lodging construction, incorporates these requirements from the UFC 4-010-01, in our analysis and recommendations. Consistent with this guidance, force protection mitigation is not considered in renovation unless the renovation cost exceeds 50% of the replacement cost for a facility.

Demand Summary

Based on the historic and expected demand pattern at this facility, it is our recommendation that the number of rooms be sized using the “80% of Official Demand Less Exodus” criterion. Using this criterion, we expect an occupancy rate of 81% which meets 82% of the projected official demand.

Room Count and Mix Recommendation

- 474 rooms
- Proposed room mix:
 - 42 standard guest rooms
 - 379 extended-stay guest rooms offering a kitchenette
 - 53 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

The demand analysis has determined a need of 474 rooms; however, based on existing and proposed building configurations, the actual number recommended for the Fort Hood Wellness Plan will be 473 rooms.

Lodging Summary

The following Lodging for Fort Bliss is summarized by building, including number of existing rooms and number of proposed rooms determined as part of the installation Wellness recommendation. The table also indicates the number of rooms required for a new Lodging facility based on buildings not proposed for re-use due to poor existing conditions and high renovation costs. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration.

| Building Number | Existing Rooms | | | | | Wellness Recommendation (FY 08) | | | |
|---|----------------|----------------|-------------------------|----------------------|-------------|---------------------------------|----------------|-------------------------|----------------------|
| | Total Rooms | Std Rms 300 sf | Extend. Stay Rms 300 sf | Family Suites 450 sf | Other Rooms | Total Rooms | Std Rms 300 sf | Extend. Stay Rms 300 sf | Family Suites 450 sf |
| Wellness Recommendation based on Demand Analysis | | | | | | | | | |
| | | | | | | 474 | 42 | 379 | 53 |
| Existing Lodging Facilities | | | | | | | | | |
| 213 | 1 | | | | 1 | 0 | | | |
| 220 | 1 | | | | 1 | 0 | | | |
| 223 | 1 | | | | 1 | 0 | | | |
| 243 | 20 | | 20 | | | 0 | | | |
| 1744 | 154 | 151 | | 3 | | 152 | 42 | 109 | 1 |
| 5015 | 26 | | | 26 | | 0 | | | |
| 5016 | 18 | | | 18 | | 0 | | | |
| 5017 | 27 | | | 27 | | 0 | | | |
| 5018 | 27 | | | 27 | | 0 | | | |
| 5020 | 28 | | | 28 | | 0 | | | |
| 5023 | 27 | | | 27 | | 0 | | | |
| 5039 | 11 | | | 11 | | 0 | | | |
| 5040 | 11 | | | 11 | | 0 | | | |
| 11265 | 40 | | 40 | | | 39 | | 39 | |
| 11266 | 40 | | 40 | | | 39 | | 39 | |
| 11332 | 40 | | 40 | | | 40 | | 40 | |
| 11340 | 29 | | 29 | | | 27 | | 27 | |
| 11345 | 100 | | 100 | | | 97 | | 97 | |
| Totals | 601 | 151 | 269 | 178 | 3 | 394 | 42 | 351 | 1 |
| New Proposed Lodging Facility | | | | | | | | | |
| | | | | | | 78 | | 26 | 52 |
| Total Lodging Rooms | | | | | | | | | |
| | | | | | | 472 | 42 | 377 | 53 |

Summary of Room Count and Mix based on Configuration

- 473 rooms
- Proposed room mix:
 - 42 standard guest rooms
 - 378 extended-stay guest rooms offering a kitchenette
 - 53 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Cost Summary

Project Cost

The following table summarizes the Condition Analysis, Renovation, and Replacement Cost by individual Lodging facilities. The Wellness Recommendation indicates cost by building based on recommendation, including the proposed facility cost.

| Building Number | Existing Units | | | | | Wellness Recommendation (FY 08) | | | |
|--------------------------------------|----------------|--------------------------|-------------------|------------------|---|---------------------------------|----------------------|----------------------|-----------------------|
| | Total Rooms | Condition Analysis Cost* | Renovation Cost** | Replacement Cost | % Condition Analysis or Renovation Cost Ratio | Total Rooms | Total Cost | Renovation Cost | New Construction Cost |
| Existing Lodging Facilities | | | | | | | | | |
| 213 | 1 | *** | \$ 335,345 | \$ 460,720 | 72.79% | 0 | | | |
| 220 | 1 | *** | \$ 389,470 | \$ 460,720 | 84.54% | 0 | | | |
| 223 | 1 | *** | \$ 377,990 | \$ 460,720 | 82.04% | 0 | | | |
| 243 | 20 | *** | \$ 2,415,535 | \$ 2,935,190 | 82.30% | 0 | | | |
| 1744 | 154 | ***** | \$ 4,027,845 | \$ 13,608,745 | 29.60% | 152 | | \$ 4,027,845 | |
| 5015 | 26 | \$ 2,463,700 | **** | \$ 3,384,310 | 72.80% | 0 | | | |
| 5016 | 18 | \$ 2,415,610 | **** | \$ 3,384,310 | 71.38% | 0 | | | |
| 5017 | 27 | \$ 2,463,700 | **** | \$ 3,384,310 | 72.80% | 0 | | | |
| 5018 | 27 | \$ 2,463,700 | **** | \$ 3,384,310 | 72.80% | 0 | | | |
| 5020 | 28 | \$ 2,463,700 | **** | \$ 3,384,310 | 72.80% | 0 | | | |
| 5023 | 27 | \$ 2,526,855 | **** | \$ 3,384,310 | 74.66% | 0 | | | |
| 5039 | 11 | \$ 1,357,530 | **** | \$ 2,116,675 | 64.14% | 0 | | | |
| 5040 | 11 | \$ 1,585,570 | | \$ 2,260,200 | 70.15% | 0 | | | |
| 11265 | 40 | ***** | \$ 1,370,145 | \$ 3,259,740 | 42.03% | 39 | | \$ 1,370,145 | |
| 11266 | 40 | ***** | \$ 1,370,145 | \$ 3,259,740 | 42.03% | 39 | | \$ 1,370,145 | |
| 11332 | 40 | ***** | \$ 1,457,965 | \$ 3,259,740 | 44.73% | 40 | | \$ 1,457,965 | |
| 11340 | 29 | ***** | \$ 1,025,115 | \$ 2,410,880 | 42.52% | 27 | | \$ 1,025,115 | |
| 11345 | 100 | ***** | \$ 3,218,305 | \$ 8,334,415 | 38.61% | 97 | | \$ 3,218,305 | |
| Totals | 601 | | | | | 394 | \$ 12,469,520 | \$ 12,469,520 | \$ - |
| New Proposed Lodging Facility | | | | | | | | | |
| | | | | | | 78 | \$ 8,412,995 | | \$ 8,412,995 |
| Total | | | | | | | | | |
| | | | | | | 472 | \$ 20,882,515 | \$ 12,469,520 | \$ 8,412,995 |

* The Condition Analysis Cost is for making the building well based on Army Lodging Standards without changing how the building functions.

** The Renovation Cost is for making the building well based on Army Lodging Standards including making functional changes.

*** If the Condition Analysis Cost is under 50% of the Replacement Cost, the Renovation Cost is used.

**** If the Condition Analysis Cost is over 50% of the Replacement Cost, a Renovation Cost is not included.

***** The Renovation Cost includes the Condition Assessment Cost and the Renovation cost to meet Army Lodging Standards.

Cost per Room Comparison

The Wellness Recommendation includes review of off-post Lodging costs compared to the proposed renovation and new construction costs on-post. The renovation and new construction costs include operating costs, capital assessment costs, and sustainment capital expenditures. The following table summarizes this comparison per room for FY08.

| | Renovation | New Building | Total |
|--|------------|--------------|----------|
| Cost per Room at Fort Bliss | \$ 43.47 | \$ 51.96 | \$ 44.87 |
| Off-Post Cost per Room | \$ 60.46 | \$ 60.46 | \$ 60.46 |
| Difference between On-Post and Off-Post Lodging per room | \$ 16.99 | \$ 8.50 | \$ 15.59 |
| % Savings of On-Post to Off-Post Lodging | 28.1% | 14.1% | 25.8% |

The Cost Per Room at Fort Bliss is based on:

Renovation / New Construction Cost w/ inflation to FY 08

Current Operating Cost w/ inflation to FY 08

Cap Ex Cost

Capital Assessment Cost to FY 08

Off Post Cost is based on current room rate average with inflation to FY 08

Due to this cost difference and savings of 25.8%, it is our recommendation that the Army construct a new Lodging facility and retain six existing facilities at Fort Bliss in lieu of using off-post lodging to support the determined demand requirement. Off-post lodging will continue to be used for demand beyond the on-post room requirement.

Recommendations / Conclusions

The Wellness Recommendation for Fort Bliss is to continue the use of buildings 1744, 11265, 11266, 11332, 11340, & 11345 with 395 rooms and to construct a new Lodging facility to accommodate 78 rooms, for a total of 473 rooms, to meet the 474 room requirement. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. Building 1744 will continue to serve as the main Lodging facility for the installation. Existing Lodging facilities that do not meet condition and functional requirements based on cost shall be removed from the Lodging inventory. A synopsis of recommended building actions follows:

- Construct a new Lodging facility to include 78 rooms.
- Retain building 1744 as the primary Lodging facility. Renovate based on condition and functional requirements.
- Retain buildings 11265, 11266, 11332, 11340 and 11345 as well, based on current condition and configuration. Renovate based on condition and functional requirements.
- Remove all other existing Lodging buildings from the Lodging inventory due to condition of existing building systems and/or cost to renovate to meet Army functional criteria.

Cost Summary

The cost for this recommendation will be:

| | |
|--|---------------------|
| Renovation of building 1744, 11265, 11266, 11332, 11340 and 11345 | \$12,469,520 |
| New Lodging Facility | \$ 8,412,995 |
| Total | \$20,882,515 |

Phasing

Recommend the following phasing as funding is identified.

- Minimize investment in infrastructure for buildings 213, 220, 223, 243, 5015, 5016, 5017, 5018, 5020, 5023, 5039, and 5040.
- Construct new Lodging facility prior to removing existing Lodging facilities from inventory.
- Renovate building 1744, 11265, 11266, 11332, 11340, and 11345 based on condition assessment and to bring back-of-the-house and public spaces up to current Army Lodging standards.
- Remove buildings 213, 220, 223, 243, 5015, 5016, 5017, 5018, 5020, 5023, 5039, and 5040 from Lodging inventory.

Section 2 Lodging Master Plan



Fort Bliss is located on approximately 1.12 million acres of land in Texas and New Mexico. Fort Bliss is the home of the Air Defense Artillery Center of Excellence, responsible for air defense artillery training of U.S. soldiers and various allied nation soldiers, and is also home to seven Forces Command warfighting units. The installation is comprised of a complex of facilities, training areas, and ranges, including the Main Cantonment Area, and the Fort Bliss Training Complex: McGregor Range, Doña Ana Range–North Training Areas, and South Training Areas, making Fort Bliss a premiere installation for training, mobilization and deploying combat forces.

The Fort Bliss Installation Design Guide incorporates specific installation requirements. Land use, future development, and architectural compatibility are integral components of the Guide. Current Lodging room night requirements, Army guidance on Lodging facility design standards, and force protection construction standards required additional analyses, and were incorporated into the recommendations of the Lodging Wellness Plan.

The character of Fort Bliss has been preserved and enhanced through the use of stone, brick, and stucco. Medium to low sloped tile roofs, light toned natural stone and brick, small window and exterior openings, often shaded by overhangs, exemplify the desired architecture of the installation.

Master Plan Summary

Lodging facilities at Fort Bliss were constructed in various phases and are located in several areas of the installation to include Biggs Army Airfield, located adjacent to the main installation. A thorough condition and functional assessment of many of the existing buildings noted significant deficiencies. Additionally, renovation of several of these buildings to the new Lodging standards and building configuration design is not viable within the 50% threshold. The primary Lodging area is located near the center of the installation, in close proximity to a majority of the community facilities. This site is recommended for planning future Lodging construction.

The proposed Fort Bliss Lodging Master Plan reflects 473 Lodging rooms with an initial replacement of approximately 65% of the existing Lodging buildings in a new Lodging facility. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does not match the exact demand numbers, because of building configuration. This new facility, in conjunction with existing Lodging facility 1744 and five Lodging facilities at Biggs Army Airfield, will combine required rooms, public areas and service functions into a cohesive Lodging physical plant in support of the installation requirements. Siting of the new 78 room Lodging facility is recommended adjacent to existing building 1744.

Existing Lodging Facilities

Building 213



Building 213, constructed in 1914, houses 1 DVQ suite. This facility is in fair condition but does not meet Lodging standards and cannot be reconfigured without significant reconstruction. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 213 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.

Building 220



Building 220, constructed in 1893, houses 1 DVQ suite. This facility is in fair condition but does not meet Lodging standards and cannot be reconfigured without significant reconstruction. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 220 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 223

Building 223, constructed in 1893, houses 1 DVQ suite. This facility is in fair condition but does not meet Lodging standards and cannot be reconfigured without significant reconstruction. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 223 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 243

Building 243, constructed in 1939, is an historical structure housing 20 extended stay rooms. This facility is in fair condition but does not meet Lodging standards and cannot be reconfigured without significant reconstruction. The cost to make improvements and to bring this facility up to Army Lodging standards will exceed the 50% replacement cost.

Our recommendation is to remove building 243 from the Lodging inventory, allowing the installation to determine an alternate use for this facility. This facility will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 1744

Building 1744, initially constructed in 1989, received a major addition in 1997. This building has 151 standard stay rooms and 3 family suites, and is the main Lodging facility on the post. The building is in good condition, but several support spaces are not included and are required by current Army Lodging standards. The cost to make improvements and to bring up to Army Lodging standards will not exceed the 50% replacement cost.

Our recommendation is to retain building 1744 in the Lodging inventory, and to renovate support spaces to meet current standards. This facility will continue to serve as the main Lodging facility in the Fort Bliss Wellness Solution and Lodging Master Plan.



Buildings 5015, 5016, 5017, 5018, 5020, & 5023

These buildings, constructed in 1956, are 3-story structures. Buildings 5017, 5018, & 5023 each contain 27 family suites. Building 5015 consists of 26 family suites. Building 5016 consists of 18 family suites, with its bottom floor containing administrative offices. Building 5020 consists of 28 suites. Although these buildings have similar floor plans, several rooms in each building have been diverted to different functions. These buildings are in poor condition nearing the end of their useful lives and do not meet functional requirements. The cost to made condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove these buildings from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.

Buildings 5039 & 5040



Buildings 5039 and 5040, constructed in 1958, each consists of 11 two-bedroom suites. The buildings are in poor condition with the building systems nearing the end of their useful lives, and the suites exceed Army Lodging square footage requirements. The cost to make condition assessment improvements will exceed the 50% replacement cost.

Our recommendation is to remove buildings 5039 and 5040 from the Lodging inventory, allowing the installation to determine alternate uses for these facilities. These facilities will be removed from the Fort Bliss Wellness Solution and Lodging Master Plan.

Buildings 11265 & 11266

Buildings 11265 and 11266, constructed in 1957, received major renovations in 1996 and currently house 40 extended stay rooms each. These buildings are located at Biggs Army Airfield and are typically used to house students attending the Sergeants Major Academy. These facilities are in good condition, although the rooms exceed Army Lodging size requirements and some of the support spaces do not meet requirements. The cost to make improvements and to bring up to Army Lodging standards will not exceed the 50% replacement cost.

Our recommendation is to retain buildings 11265 and 11266 in their current configurations as a part of the Lodging inventory. These facilities will continue to serve as part of the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 11332

Building 11332, constructed in 1958, received a major renovation in 1994 and currently houses 40 extended stay rooms. This building is located at Biggs Army Airfield and is typically used to house students attending the Sergeants Major Academy. These facilities are in good condition, although the rooms exceed Army Lodging size requirements and some of the support spaces do not meet requirements. The cost to make improvements and to bring up to Army Lodging standards will not exceed the 50% replacement cost.

Our recommendation is to retain building 11332 in its current configuration as a part of the Lodging inventory. This facility will continue to serve as part of the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 11340

Building 11340, constructed in 1959, received a major renovation in 1995 and currently houses 29 extended stay rooms. This building is located at Biggs Army Airfield and is typically used to house students attending the Sergeants Major Academy. These facilities are in good condition, although many of the rooms exceed Army Lodging size requirements and some of the support spaces do not meet requirements. The cost to make improvements and to bring up to Army Lodging standards will not exceed the 50% replacement cost.

Our recommendation is to retain building 11340 in its current configuration as a part of the Lodging inventory. This facility will continue to serve as part of the Fort Bliss Wellness Solution and Lodging Master Plan.



Building 11345

Building 11345, constructed in 1994, consists of 94 extended stay rooms. The building has 100 rooms with some rooms being diverted to support spaces. These rooms are relatively close to current Army Lodging size requirement, at approximately 275 square feet each. This building is located at Biggs Army Airfield and is typically used to house students attending the Sergeants Major Academy. Some of the support spaces do not meet requirements. This building is in excellent condition and condition assessment and renovation improvements will not exceed the 50% replacement cost.

Our recommendation is to retain building 11345 as a part of the Lodging inventory. This facility will continue to serve as part of the Fort Bliss Wellness Solution and Lodging Master Plan.

New Lodging Building

The proposed replacement/new Lodging facility includes 78 rooms for Fort Bliss; 52 family suites and 26 extended stay rooms. The number of rooms for the new proposed Lodging facility reflects the proposed layout and does match the exact demand numbers, because of building configuration.

The proposed new construction will be sited adjacent to the main Lodging facility, building 1744. The proposed building construction is steel frame with CMU infill walls, sloped tile roof, and an EIFS exterior veneer. The architectural guidance for Fort Bliss is specific and is incorporated into the cost of the new facility.

The mass and scale of the proposed building is critical. Based on the number of required rooms and to limit the length of the wings, the recommendation of this plan is to provide varying roof levels to promote interest and character, while providing relief from the scale of the facility. The building would maintain a 3-story height. The entrance would be further emphasized by a one story height covered drop-off area.

Areas and Occupancy

The following chart indicates all spaces and size for the proposed new construction based on program and the proposed conceptual building plan.

INSERT PROPOSED CAMPUS AREA ANALYSIS DRAWING HERE

INSERT LODGING MASTER PLAN DRAWING HERE

INSERT PROPOSED LODGING FACILITY DRAWINGS (FLRS. 1-3) HERE

| ROOM / SPACE | PROGRAMMED FLOOR AREA | | | PLAN FLOOR AREA |
|--|-----------------------|-------------------|----------------|-----------------|
| | No. Req'd | Net Area Per Room | Total Net Area | |
| Total Area including 9.5% Add On Factor (does not include Outside Areas)* | | | 50,694 | 51,887 |
| Public Areas | | | 11,474 | 11,795 |
| Exterior Entrance | N/A | N/A | - | - |
| Vestibule | 1 | 150 | 150 | 150 |
| Lobby (includes vestibule) | - | 500-800 | - | 781 |
| Front Desk | 2 station | 100 | - | - |
| Bell Cart Station | 3 | 12 | 36 | 50 |
| Breakfast Bar (Seat/Svc) - min. | - | 550 | - | - |
| Passenger Elevators | 2 elev. @ 3 floors | 64 | 384 | 384 |
| Stairs | 3 | 230 | 2,070 | 1,557 |
| Public Corridors | - | - | 6,550 | 6,542 |
| Public Telephone Area | 2 | 6 | 12 | 12 |
| Vending - Full Service | 2 | 70 | 140 | 459 |
| Vending - Ice Only | 1 | 30 | 30 | 60 |
| Women - Lobby | - | 200 | - | - |
| Men - Lobby | - | 200 | - | - |
| Multi-Purpose Room - (250 s.f. min.) | - | 250 | - | - |
| Study Rooms (1 per 25 ext stay units) | 1 | 250 | 250 | 425 |
| Guest Laundries (2 sets w/d per 75 units) | 1 | 192 | 192 | 386 |
| Gear Wash Rooms - (170 s.f. min.) | 2 | 170 | 340 | 564 |
| Guest Bulk Storage (1 per 4 family suites) | 13 | 25 ea. 40 w/circ. | 520 | 425 |
| Guest Rooms | 78 | | 31,200 | 31,200 |
| Guest Room - Standard | | 300 | - | - |
| Guest Room - Ext. Stay | 26 | 300 | 7,800 | 7,800 |
| Guest Room - Family Suites | 52 | 450 | 23,400 | 23,400 |
| Back-of-House Areas | | | 3,622 | 4,165 |
| Manager's Office | - | 180 | - | - |
| Assistant Manager Offices | - | 120 | - | - |
| Front Office Manager | - | 100 | - | - |
| Admin. Offices | 2 staff | 200-250 | - | - |
| Cash Room | - | 75 | - | - |
| Luggage Storage | - | 50 | - | - |
| Admin. Conference Room | - | 250 | - | - |
| Housekeeping Office | - | 120 | - | - |
| Dirty/Clean Linen Storage | 1 | 50 | 50 | 102 |
| In-House Laundry - (500 s.f. minimum) | - | 500 | - | - |
| Receiving Office | - | 75 | - | - |
| Maintenance Area | - | 175 | - | - |
| Kitchen Prep Room | - | 150 | - | - |
| Break Room | 1 | 210 | 210 | 211 |
| Staff Toilet - Men | 1 | 100 | 100 | 100 |
| Staff Toilet - Women | 1 | 100 | 100 | 100 |
| Access Corridor | - | - | 800 | 834 |
| Receiving -min. | - | 150 | - | - |
| Housekeeping Rooms | 1 per 15 units | 128 | 768 | 911 |
| Service Elevator | 1 | 80 | 240 | 243 |
| Data/Commo Room | 1 | 100 | 100 | 100 |
| Switch Closets | 2 | 16 | 32 | 426 |
| Janitor Closet | - | 50 | - | 72 |
| Mechanical Room | - | - | 468 | 561 |
| General Storage Room - (500 s.f. min.) | - | 500 | - | - |
| Bulk Storage Room - (500 s.f. min.) | - | 500 | - | - |
| Electrical Room | 3 | 140 | 420 | 423 |
| Elevator Equipment Room | 1 | 84 | 84 | 82 |
| Exterior | | | 400 | |
| Playground (Outdoor) | 1 | - | - | - |
| Grounds Maintenance | 1 | 400 | 400 | - |

* Add on factor to cover s.f. for partitions and any space not included in numbers above.

Cost Summary

The New Construction Cost \$8,412,995

- The cost is for a building of 78 rooms.
- All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss Ground.

Cost Analysis

Summary of Project Replacement Cost (based on 51,887 s.f.)

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.96% | \$168,195.32 |
| Parking Lots | | \$60,131.20 |
| Site Earthwork | | \$108,064.12 |
| 03 Concrete | 20.02% | \$1,137,874.95 |
| Floor Construction | | \$777,326.95 |
| Slab on Grade | | \$79,994.00 |
| Stair Construction | | \$40,572.00 |
| Standard Foundations | | \$239,982.00 |
| 04 Masonry | 4.53% | \$257,483.79 |
| Exterior Walls | | \$257,483.79 |
| 07 Thermal & Moisture Protection | 5.90% | \$335,517.45 |
| Roof Construction | | \$138,947.52 |
| Roof Coverings | | \$196,569.93 |
| 08 Doors & Windows | 7.43% | \$422,277.24 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$301,760.00 |
| Interior Doors | | \$108,111.04 |
| 09 Finishes | 14.32% | \$813,814.41 |
| Ceiling Finishes | | \$117,354.17 |
| Floor Finishes | | \$249,367.87 |
| Partitions | | \$243,750.47 |
| Wall Finishes | | \$203,341.90 |
| 10 Specialties | 0.05% | \$3,118.34 |
| Fittings | | \$3,118.34 |
| 11 Equipment | 4.42% | \$251,160.00 |
| Other Equipment | | \$251,160.00 |
| 13 Special Construction | 5.08% | \$288,938.33 |
| Communications & Security | | \$130,070.24 |
| Sprinklers | | \$158,868.08 |
| 14 Conveying Systems | 3.48% | \$197,616.00 |
| Elevators and Lifts | | \$197,616.00 |
| 15 Mechanical | 17.58% | \$999,015.12 |
| Cooling Generating Systems | | \$383,971.20 |
| Domestic Water Dist | | \$172,224.00 |
| Plumbing Fixtures | | \$442,819.92 |
| 16 Electrical | 7.35% | \$417,486.80 |

| | | |
|-----------------------------------|--------------|---------------------|
| Electrical Service & Distribution | | \$413,448.00 |
| Site Lighting | | \$4,038.80 |
| 19 FF&E | 6.86% | \$390,000.00 |
| Interior FF&E allowance | | \$390,000.00 |
| Total Raw Cost | 100.00% | \$5,682,497.74 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$31,253.74 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$568,249.77 |
| Total Additional Hard Cost | | \$599,503.51 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|---------|-----------------------|
| Contingency | 5.00% | \$314,100.06 |
| SIOH Conus | 6.50% | \$428,746.59 |
| Design | 10.00% | \$628,200.13 |
| 08 MYr Inflation Fct | 9.93% | \$759,947.67 |
| Total Soft Cost | | \$2,130,994.44 |
| Total Project Cost for Replacement | | \$8,412,995.69 |

Section 3 Demand Analysis

Fort Bliss is a multifunctional United States Army and Department of Defense installation. Its primary mission is to provide the nation's only Air and Missile Defense Center of Excellence focused on training soldiers and growing leaders for the 21st century. The installation also serves the Air Defense Artillery Proponent, acting as a test bed and training installation for Joint and Combined Warfare.

Training is largely accomplished through the Air Defense Artillery (ADA) School where officers and enlisted personnel take military air tactics and strategies courses with an average duration of five months. Fort Bliss is home to nine other training schools and operates in conjunction with the adjacent Riggs Army Airfield.

Almost all of the population change in 1998 through 2002 occurred in 2002. Similarly, the core lodging customers--students/trainees--enrollment generally increased from 2000 through 2002 with several observable peaks. In March 2000, total demand spiked above 13,000 room nights due to the "Roving Sands" exercise. In June 2001, the exercise again accounted for a total demand of almost 23,000 room nights. This event is expected to recur in the Spring of 2004.

Most of the installation's courses last longer than one month with students assigned on temporary basis. Hence, lodging demand is heavily skewed toward Temporary Duty (TDY) personnel, averaging 74% across 2000 and 2002. Permanent Change of Station (PCS) and unofficial travelers averaged 9% and 17%, respectively, of demand. Unofficial demand is not used in the calculation of recommended room inventory.

Ninety percent of TDY personnel stayed longer than 14 days, averaging 45 days; the majority of PCS personnel stayed 14 days or less, averaging 10 days. The following table describes the official demand population at this installation.

| Fort Bliss Official Market Demand Analysis TDY PCS | | |
|--|---------------|---------------|
| Total Demand: | 74% | 9% |
| Market Segmentation: | | |
| Individuals | 99% | < 10% |
| Families | 1% | > 90% |
| Average Length of Stay (Days): | | |
| 14 days or less | 10% (5 days) | 80% (10 days) |
| More than 14 days | 90% (45 days) | 20% (25 days) |

Source: Fort Bliss Lodging Administration, compiled by HVS International

On-post Inventory

There are 601 lodging rooms located in 18 buildings. Lodging is divided into two primary groups of buildings: one campus is on the main installation with 352 rooms in 13 buildings; the other 5 buildings and 249 rooms are at Briggs Army Airfield.

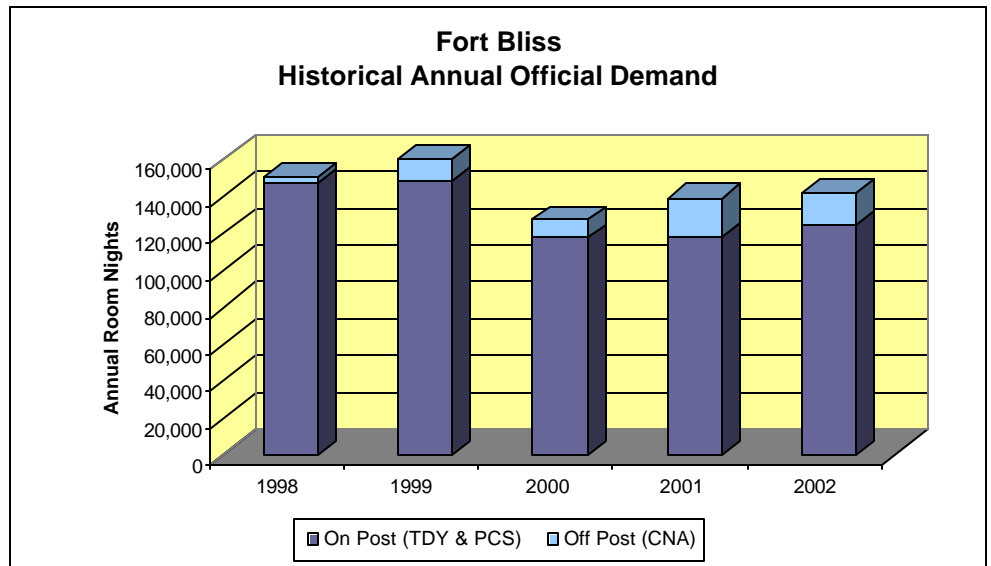
Demand and Utilization

Data Summary

Fort Bliss' annual official demand averaged approximately 144,000 room nights per year from 1998 through 2002. There was a 26% variance in total demand, from approximately 127,000 room nights in 2000 to approximately 160,000 room nights in 1999. This demand, inclusive of Certificates of Non-Availability (CNAs), ranged from 348 to 438 room nights per day, averaging 393 over the five-year period.

On average, Lodging issued 26 CNAs nightly in 2000, 58 in 2001, and 48 in 2002. The 225% CNA increase from 2000 to 2001 and 17% decrease from 2001 to 2002 corresponded to the "Roving Sands" exercise mentioned earlier.

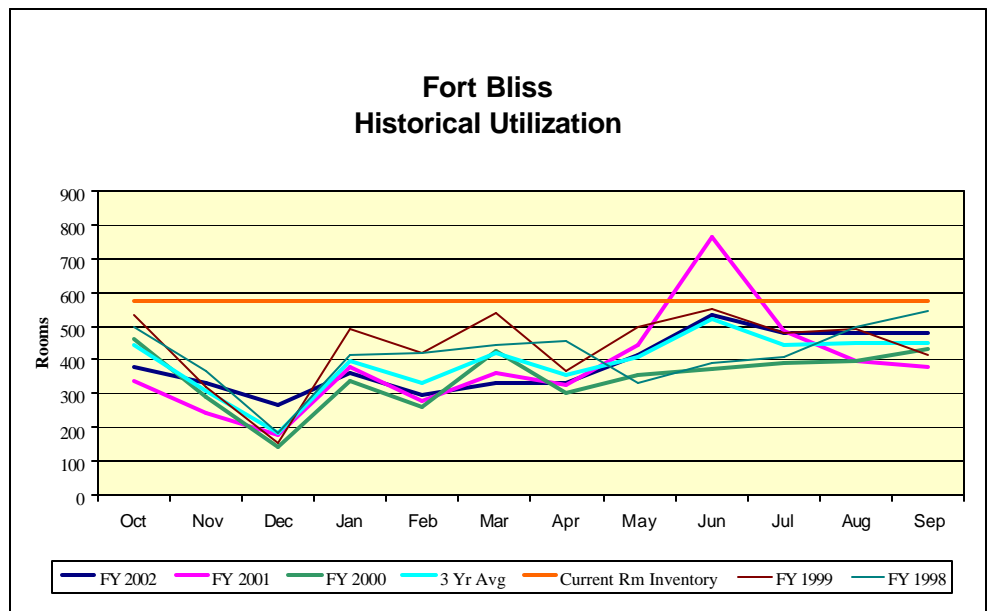
The following chart summarizes Fort Bliss' historical data; it identifies the annual official demand both on and off post.



Source: Fort Bliss Lodging Administration, compiled by HVS International

The occupancy ranged from 57% to 63% over the last three years, averaging approximately 60%. The 2002 occupancy rate was 61%. Given these data, it appears on an annualized basis, there is a risk of vacancy with occupancy well below the 80% mark.

The chart below summarizes historical utilization data by month.



Source: Fort Bliss Lodging Administration, compiled by HVS International

A review of the historical data shows little variance when comparing the same months across years.

Seasonality

There is some seasonality to this installation's lodging demand. Peak demand occurred in May through October, with a variance of 417 to 474 room nights per day. While not as significant, strong demand also occurred in January through April, averaging 330 to 384 room nights per day. The weakest demand months were Decembers due to the students' holiday exoduses. Decembers averaged 248 room nights over the last three years, and do not reflect typical operation. For this reason, calculation of the appropriate number of rooms for Fort Bliss does not include December data.

Factors Influencing Demand

Fort Bliss has 2,776 family housing units on post. The Residential Communities Initiative will build an additional 535 units. The additional housing is expected to increase PCS lodging demand. In the last three years, typical PCS lodging stays averaged 4.72 nights per on-post family housing unit. Assuming this ratio for the additional units, PCS demand should approximate 15,000 room nights annually.

Private Market Capability

The commercial lodging market within a 30-minute rush-hour driving time of the installation offers 70 hotels with roughly 6,500 rooms. Fort Bliss utilizes the rooms in El Paso and two hotels in nearby Anthony. It is estimated that more than 65% of these rooms are located in properties represented by the major lodging chains. This regional private lodging market had an occupancy rate of approximately 64% in 2002.

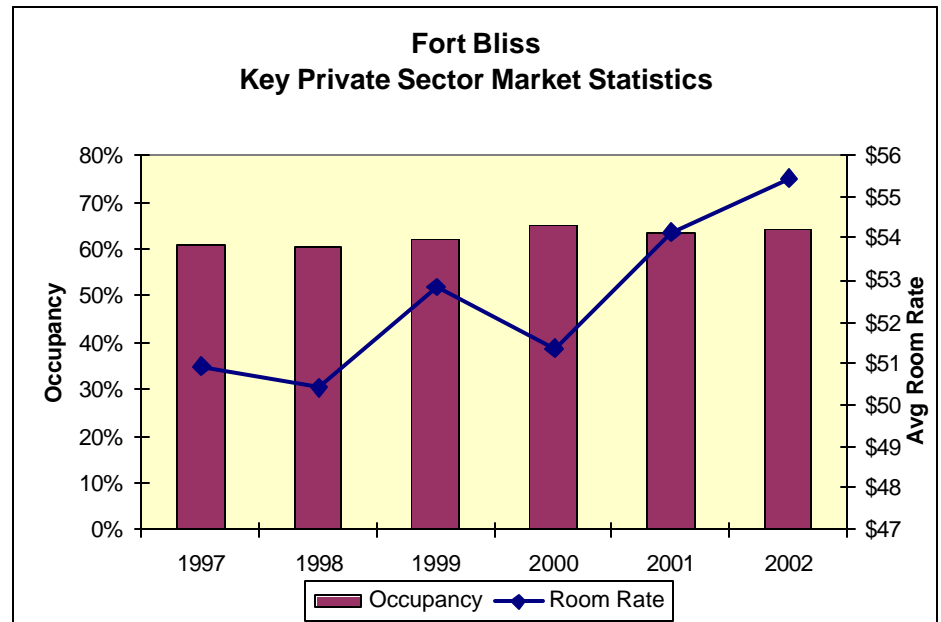
There are no other military lodging operations within a 30-minute rush-hour driving time radius of the installation.

The private hotel market stagnated near the mid-60 percent market over the last several years. This is due in part to two factors: new supply was added in the late 1990s, and the local economy weakened concurrent with reduced trade and manufacturing activity in the greater El Paso/Juarez marketplace.

Historical monthly occupancy levels showed a spike in lodging activity occurred during the summer months of June through August, a result of increased vacation travel. During other months of the year, particularly the fall and winter, hotel occupancies bracketed the 60% mark.

The Average Daily Rate (ADR) increased approximately 9% during that five-year period, while occupancy levels strengthened 6%. The 2002 ADR was well below the \$78 government per diem for this market. Market affordability is also supported by the referral list's average rates. The market ADR ranged from \$50 to \$55 over the last five years. The actual government rate paid was \$65.30 and this was the number used in our financial model.

The chart below describes key private market statistics.



Source: Smith Travel Research, compiled by HVS International

Therefore, it is reasonable to assume from the data the private market has sufficient and affordable capacity to support the overflow lodging requirements Fort Bliss personnel might encounter.

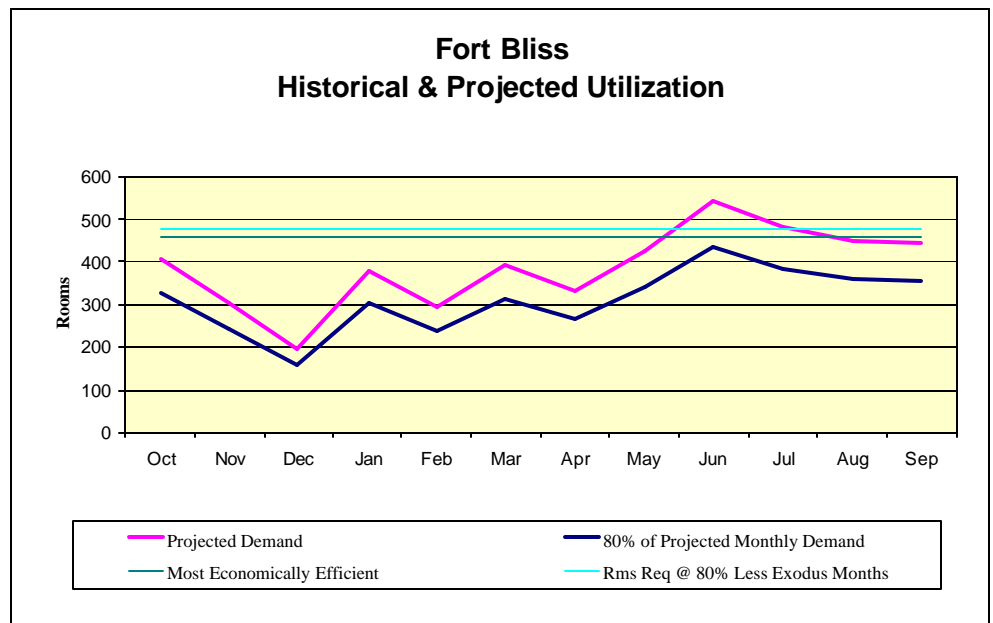
Demand Requirement Determination

The average of the last five years is the best basis for estimating future demand. Because of variance in monthly demand within years, the average demand for the last five years should also be normalized. The normalization process eliminates the monthly demand peaks or valleys where official demand is 20% greater or 20% less than the average. Variances greater or less than 20% are atypical and unlikely to recur. While the normalization process adjusted Fort Bliss' demand in various months, it neither increased nor decreased demand overall.

The Core Lodging Requirement objective is to provide sufficient lodging to meet 80% of the official demand. Using this criterion, the total number of rooms required on an annualized basis is 459, generating occupancy of 82%. This rate is above the annual rates realized between 1998 and 2002. This approximates a 20% reduction of the current lodging inventory; a number that will undoubtedly increase net occupancy, but also force many guests off the installation during key periods of demand. If the predictably lower demand in December is excluded, and the 80% official demand is computed, then 474 rooms are needed; the occupancy level is 81%.

Another model for determining the number of rooms required at the installation is the “Most Economically Efficient” method. This method compares the cost of having a vacant room to the incremental cost of lodging personnel off post. When the costs of these scenarios are at equilibrium, the most cost efficient number of rooms will be provided from an operating cost perspective. Using this criterion yields an inventory of 460 rooms, with an expected 82% occupancy.

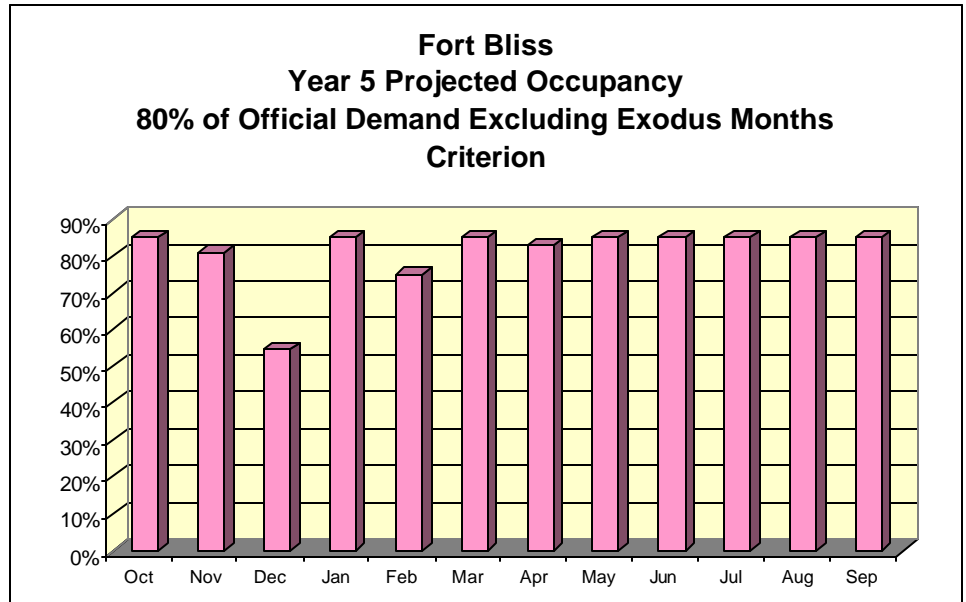
The chart below compares the alternatives to room inventory to the projected demand.



Source: Fort Bliss Lodging Administration and HVS International

While the “Most Economically Efficient” theoretically yields the most cost effective room count, it does not take into consideration the installation’s seasonality and exodus factors. The method that best takes these into

consideration is the “80% of Official Demand Less Exodus Months;” hence, this is the recommended procedure. Using this criterion, sufficient rooms are provided to allow the installation to lodge the students in its primary classes on post. The forecasted FY08 room rate is \$44.72.



Source: HVS International

Using the “80% of Official Demand Less Exodus Months” criterion, the average occupancy will be 81%, and 82% of the official demand will be met. On a monthly basis, occupancy will range from a low of 55% in December to 85% from May through October.

Summary and Recommendation

- Fort Bliss is a large, active installation housing the Air and Missile Defense Center of Excellence
- Population is forecasted to stabilize at 19,215, a level just off of the 2002 population but higher than populations of years past
- The majority of personnel require a lodging stay longer than 14 days
- Seasonality influenced demand which decreased each December when classes were not in session
- The local private market can meet demand affordably
- The existing demand does not justify providing a higher than existing on-post room inventory

- The appropriate number of rooms supported by demand analysis at this site is 474 rooms. This room inventory will allow the installation to meet “80% of the Official Demand Less Exodus Months” and achieve an estimated occupancy of 81%
- The room mix stated below was based on a review of the projected demand by market segment. We also considered the PCS demand level which occurs during the peak summer months when the need for the extended-stay suites is high.

Room Count and Mix Recommendation

- 474 rooms
- Proposed room mix:
 - 42 standard guest rooms
 - 379 extended-stay guest rooms offering a kitchenette
 - 53 extended-stay family suites offering a separate bedroom, sitting/living area, and kitchenette

Section 4 Facility Assessment and Plans

Each Lodging facility is detailed in this section of the report. The outline of the detail is described below:

- **Summary of Existing Lodging Facility**
- **Significant Assumptions**, identifies criteria used for renovation / replacement cost models.
- **Cost Analysis**, summarizes recommendation based on cost.
- **Attributes**, describes number of rooms and configuration.
- **Condition Analysis and Recommendations** for each of the major systems of the building.
- **Major Functional Criteria Deficit**, describes any major Functional inadequacy based on Army standards.
- **Condition Assessment / Renovation / Replacement Analysis**
 - **Condition Assessment**, summarizes building system deficiencies grouped by CSI with additional hard cost and soft cost.
 - **Renovation**, summarizes building system costs plus functional renovation costs grouped by CSI with additional hard cost and soft cost.
 - **Replacement**, summarizes replacement cost grouped by CSI with additional hard cost and soft cost.

Special Note, if a building is being retained based on the Wellness Recommendation, and has some renovations in order to meet Army Lodging standards, two cost models are used. The Condition Cost is used for wellness items and the Renovation Cost for functional renovations. These two cost need to be added together for the full renovation cost.

On this post the following buildings use both cost models for the total renovation.

- Building 1744
- Building 11265
- Building 11266
- Building 11332
- Building 11340
- Building 11345



Building 00213

Building 213 was constructed in 1914. The 2,451 square foot facility contains a single DVQ with a full kitchen. The building is functioning as a family suite for high ranking visitors.

Significant Assumptions

The replacement and renovation cost models are based on 2 family suites and 2 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft. Bliss

Cost Analysis

| | |
|--------------------------------------|--------------|
| Renovation Cost | \$335,345.00 |
| Replacement Cost | \$460,720.00 |
| Renovation to Replacement Cost Ratio | 72.79% |

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 213 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 1 |
| 02.Number of Units Used | 1 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 1 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 1 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 2 |
| 15.Renovated to Family Suite | 2 |
| 16.Delta renovation | 3 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, dresser in each bedroom, desk with chair, a couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in fair condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is constructed of stone walls and footers. Interior foundation walls and brick piers support the interior structure. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action is required.

Slab on Grade

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor consists of wood joists and a wood sub-floor, which are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof is pitched and consists of wood trusses and wood decking, which are in fair condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of structural masonry construction with a stucco finish.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Windows consist of wood frames with single-pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors are wood with wood frames. Exterior doors are in fair condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Roof covering consists of asphalt shingles, and there are no gutters or downspouts. The roof is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Partitions consist primarily of masonry construction with painted plaster finish with minor areas of wood partitions with painted drywall finish. Partitions are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors consist of wood frames and doors and they are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stair construction consists of exposed wood stairs. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are painted plaster and painted drywall, and they are in fair condition.
- Recommendation: Paint interior walls.

Floor Finishes

- Analysis: Bedrooms and living areas are carpeted. Bathrooms have ceramic floor tile. The kitchen floor is covered with resilient tile. All flooring is in fair condition.
- Recommendation: Replace carpet, ceramic tile and sheet vinyl.

Ceiling Finishes

- Analysis: Ceiling finishes consist of painted plaster. The basement ceiling is exposed wood structure. Ceiling finishes are in fair condition.
- Recommendation: Repaint the ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor-mounted water closets, pedestal lavatories, and bath tubs in bath rooms. The kitchen has a stainless steel double sink. Plumbing fixtures are in fair condition.
- Recommendation: Replace pedestal sinks.

Domestic Water Distribution

- Analysis: The domestic water system consists a gas-fired hot water heater with a capacity of approximately 50 gallons and associated piping. Plumbing piping is not original and it is in fair condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: The cooling system consists of two roof-mounted evaporative cooling units that are in poor condition. Heating is provided by a residential-size gas-fired boiler supplying radiant heaters at the building perimeter. The heating system is in fair condition.
- Recommendation: Replace heating and cooling system.

Fire Protection

Sprinklers

- Analysis: Building does not have a sprinkler system.
- Recommendation: Install a sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by a 120/208 volt 1 phase service with a 100 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent and is in good condition. Branch circuits are in fair condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace the electrical service and branch circuits and install emergency and exit lights.

Communications and Security

- Analysis: The fire alarm system consists of hard wired smoke detectors, and is in poor condition.
- Recommendation: Replace the fire alarm system.

Equipment

Other Equipment

- Analysis: Other equipment consists of a complete kitchen with all modern appliances. The guest laundry has a residential washer and dryer. All appliances are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site drainage is adequate with no evidence of ponding, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking consists of a single paved space at the rear of the facility, and it is in good condition. Additional parking is available on the street at the front and rear of the facility.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting consists of building-mounted incandescent fixtures at the front of the building and pole-mounted area lighting along the street at the back of the building. Site lighting is in fair condition.
- Recommendation: No corrective action is required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.
- **Family Guest Suite**
Room Size and Configuration: The rooms do not meet size and configuration requirements.
Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites and 2 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.
- **Public Spaces**
Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|--------------------|
| 08 Doors & Windows | 14.36% | \$12,439.53 |
| Al. Windows - Beyond Useful Life | | \$12,439.53 |
| 09 Finishes | 13.37% | \$11,578.73 |
| Carpet: Beyond Useful Life | | \$5,860.67 |
| Floor Tile: Damaged or Failing | | \$737.25 |
| Interior ceilings: Paint Failing | | \$1,419.42 |
| Interior walls: Paint failing | | \$2,750.37 |
| Sheet Vinyl: Damaged or Failing | | \$811.02 |
| 13 Special Construction | 13.36% | \$11,569.60 |
| Fire Alarm System: Beyond Useful Life | | \$2,044.93 |
| Fire Sprinklers: Missing or Inadequate | | \$9,524.67 |
| 15 Mechanical | 25.89% | \$22,418.61 |
| Domestic water system: Beyond expected useful life | | \$5,550.01 |
| Pipe, sewer or waste: Beyond expected useful life | | \$2,667.00 |
| Restroom exhaust: Missing or inadequate | | \$1,470.92 |
| Sink & vanity: Replace due to remodel | | \$710.88 |
| Split System: Missing or Inadequate | | \$12,019.80 |
| 16 Electrical | 15.70% | \$13,600.08 |
| Branch Circuits: Beyond Expected Useful Life | | \$7,546.68 |
| Emergency Light: Missing or inadequate | | \$1,697.20 |
| Exit Light: Missing or inadequate | | \$2,172.12 |
| Main service: Missing or inadequate | | \$2,184.08 |
| 19 FF&E | 17.32% | \$15,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$15,000.00 |
| Total Raw Cost | 100.00% | \$86,607.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$476.34 |
| Force Protection | 9.00% | \$8,616.96 |
| General Conditions | 10.00% | \$8,660.70 |
| Total Additional Hard Cost | | \$17,754.00 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|--------------------|
| Contingency | 10.00% | \$10,436.10 |
| SIOH Conus | 6.50% | \$7,461.81 |
| Design | 10.00% | \$10,436.10 |
| 08 MYr Inflation Fct | 9.93% | \$13,176.61 |
| Total Soft Cost | | \$41,510.63 |

Total Project

\$145,871.63

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|---|---------------|--------------------|
| 03 Concrete | 3.40% | \$6,762.00 |
| Stair Construction | | \$6,762.00 |
| 07 Thermal & Moisture Protection | 1.34% | \$2,670.80 |
| Roof Construction | | \$2,670.80 |
| 08 Doors & Windows | 18.61% | \$37,057.60 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$7,617.60 |
| 09 Finishes | 23.22% | \$46,222.73 |
| Ceiling Finishes | | \$8,433.18 |
| Floor Finishes | | \$12,081.15 |
| Partitions | | \$9,723.37 |
| Wall Finishes | | \$15,985.04 |
| 10 Specialties | 0.14% | \$285.38 |
| Fittings | | \$285.38 |
| 11 Equipment | 6.47% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 7.27% | \$14,482.92 |
| Communications & Security | | \$6,519.72 |
| Sprinklers | | \$7,963.20 |
| 15 Mechanical | 19.23% | \$38,290.40 |
| Cooling Generating Systems | | \$19,246.40 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 10.27% | \$20,449.30 |
| Electrical Service & Distribution | | \$20,449.30 |
| 19 FF&E | 10.05% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$199,101.13 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,095.06 |
| Force Protection | 9.00% | \$19,809.57 |
| General Conditions | 10.00% | \$19,910.11 |
| Total Additional Hard Cost | | \$40,814.74 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|--------------------|
| Contingency | 10.00% | \$23,991.59 |
| SIOH Conus | 6.50% | \$17,153.98 |
| Design | 10.00% | \$23,991.59 |
| 08 MYr Inflation Fct | 9.93% | \$30,291.77 |
| Total Soft Cost | | \$95,428.92 |

Total Project Cost for Renovation

\$335,344.79

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|---------------------|
| 02 Site Work | 3.59% | \$11,178.58 |
| Parking Lots | | \$3,496.00 |
| Site Earthwork | | \$7,682.58 |
| 03 Concrete | 15.66% | \$48,746.28 |
| Floor Construction | | \$25,070.08 |
| Slab on Grade | | \$5,639.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$11,274.60 |
| 04 Masonry | 11.70% | \$36,422.35 |
| Exterior Walls | | \$36,422.35 |
| 07 Thermal & Moisture Protection | 6.67% | \$20,752.94 |
| Roof Construction | | \$6,275.74 |
| Roof Coverings | | \$14,477.20 |
| 08 Doors & Windows | 15.18% | \$47,239.24 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$8,760.24 |
| 09 Finishes | 12.36% | \$38,474.40 |
| Ceiling Finishes | | \$6,265.56 |
| Floor Finishes | | \$12,844.07 |
| Partitions | | \$10,533.65 |
| Wall Finishes | | \$8,831.12 |
| 11 Equipment | 4.14% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 4.36% | \$13,574.62 |
| Communications & Security | | \$6,110.83 |
| Sprinklers | | \$7,463.79 |
| 15 Mechanical | 11.92% | \$37,083.36 |
| Cooling Generating Systems | | \$18,039.36 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 7.98% | \$24,838.62 |
| Electrical Service & Distribution | | \$22,819.22 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.43% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$311,190.39 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,711.55 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$31,119.04 |
| Total Additional Hard Cost | | \$32,830.59 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|---------------------|
| Contingency | 5.00% | \$17,201.05 |
| SIOH Conus | 6.50% | \$23,479.43 |
| Design | 10.00% | \$34,402.10 |
| 08 MYr Inflation Fct | 9.93% | \$41,616.98 |
| Total Soft Cost | | \$116,699.56 |
| Total Project Cost for Replacement | | \$460,720.54 |

INSERT BUILDING 213 FLOOR PLAN HERE



Building 00220

Building 220 was constructed in 1893. The 4,026 square foot facility contains a single DVQ with a full kitchen. The building is functioning as a family suite for high ranking visitors.

Significant Assumptions

The replacement and renovation cost models are based on 2 family suites and 2 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft. Bliss

Cost Analysis

| | |
|--------------------------------------|--------------|
| Renovation Cost | \$389,470.00 |
| Replacement Cost | \$460,720.00 |
| Renovation to Replacement Cost Ratio | 84.54% |

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 220 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 1 |
| 02.Number of Units Used | 1 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 1 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 1 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 2 |
| 15.Renovated to Family Suite | 2 |
| 16.Delta renovation | 3 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser in each bedroom, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit in the living rooms. All are in fair condition. Soft goods consist of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is constructed of stone walls and footers. Interior foundation walls and brick piers support the interior structure. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor consists of wood joists and wood sub-floor, which are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof is pitched and consists of wood trusses and wood decking, which are in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are constructed of masonry with a brick veneer. Exterior walls are in fair condition.
- Recommendation: Repair deteriorated stucco parge coat on exterior stone foundation wall.

Exterior Windows

- Analysis: Windows consist of wood frames with single-pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors are wood and have wood frames. The front door has a stained finish while all others are painted. Exterior doors are in fair condition.
- Recommendation: Repaint all exterior doors except front door.

Roofing

Roof Coverings

- Analysis: Roof coverings are metal and are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Partitions consist primarily of masonry construction with painted plaster finish. Some areas have wood partitions with painted drywall finish. Partitions are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors consist of wood frames and doors, and they are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stair construction consists of exposed wood stairs leading to the basement and enclosed wood stairs leading to the upper levels of the building. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are painted plaster and painted drywall and they are in fair condition.
- Recommendation: Repaint interior walls.

Floor Finishes

- Analysis: Floor finishes consist primarily of hardwood surfaces with resilient flooring in kitchen and bathroom areas. Floor finishes are in fair condition.
- Recommendation: Replace resilient flooring and install carpet.

Ceiling Finishes

- Analysis: Ceiling finishes consist of painted plaster on the first floor and pressed, painted metal on the second floor. The basement ceiling is exposed wood structure. Ceiling finishes are in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor-mounted water closets, pedestal lavatories, and bath tubs in bath rooms. The kitchen has a stainless steel double sink. Plumbing fixtures are in fair condition.
- Recommendation: Replace bath tubs, pedestal lavatories, and water closets.

Domestic Water Distribution

- Analysis: The domestic water system consists of a gas-fired hot water heater with a capacity of approximately 50 gallons and associated piping. Plumbing piping is not original and it is in fair condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by 2 Trane XB-1000 heat pumps installed in 1999. Cooling is distributed by 2 air handling units. The cooling system is in good condition. Heating is provided by a combination of gas-fired boiler, gas-fired forced-air furnace, and heat pumps. Heating is distributed by pipe to radiant heaters and ductwork. The heating system is in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 1 phase service with a 100 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent and is in good condition. Branch circuits are in fair condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace the electrical service and branch circuits, and install emergency and exit lights.

Communications and Security

- Analysis: The fire alarm system consists of hard wired smoke detectors, and is in poor condition.
- Recommendation: Replace fire alarm system.

Equipment

Other Equipment

- Analysis: Other equipment consists of a complete kitchen with all modern appliances. The guest laundry has a residential washer and dryer. All appliances are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site drainage is adequate with no evidence of ponding, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking consists of a concrete drive-through at the front of the facility and a single paved space at the rear of the facility. Additional parking is available on the street at the front and rear of the facility. Parking areas are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting consists of building-mounted incandescent fixtures at the front of the building and pole-mounted area lighting along the street at the back of the building. Site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.
- **Family Guest Suite**
Room Size and Configuration: The rooms do not meet size and configuration requirements.
Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites and 2 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.
- **Public Spaces**
Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 08 Doors & Windows | 18.63% | \$21,944.55 |
| Wood Framed windows: Damaged or failing | | \$21,944.55 |
| 09 Finishes | 17.37% | \$20,457.71 |
| Carpet: Beyond Useful Life | | \$7,537.44 |
| Doors: Paint Failing or Damaged | | \$2,375.39 |
| Floor Tile: Damaged or Failing | | \$747.49 |
| Interior ceilings: Paint Failing | | \$2,185.32 |
| Interior walls: Paint failing | | \$3,243.78 |
| Sheet Vinyl: Beyond Useful Life | | \$1,468.00 |
| Stucco Wall: Damaged or Failing | | \$2,900.29 |
| 13 Special Construction | 15.13% | \$17,820.09 |
| Fire Alarm System: Beyond Useful Life | | \$3,148.33 |
| Fire Sprinklers: Missing or Inadequate | | \$14,671.76 |
| 15 Mechanical | 19.29% | \$22,714.12 |
| Bath tub: Replace due to remodel | | \$2,915.85 |
| Domestic water system: Beyond expected useful life | | \$8,549.04 |
| Pipe, sewer or waste: Beyond expected useful life | | \$4,102.55 |
| Restroom exhaust: Missing or inadequate | | \$2,990.03 |
| Sink & vanity: Replace due to remodel | | \$1,421.77 |
| Water closet: Beyond expected useful life | | \$2,734.88 |
| 16 Electrical | 16.85% | \$19,843.95 |
| Branch Circuits: Beyond Expected Useful Life | | \$11,618.43 |
| Emergency Light: Missing or inadequate | | \$1,697.20 |
| Exit Light: Missing or inadequate | | \$4,344.24 |
| Main service: Missing or inadequate | | \$2,184.08 |
| 19 FF&E | 12.74% | \$15,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$15,000.00 |
| Total Raw Cost | 100.00% | \$117,780.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$647.79 |
| Force Protection | 9.00% | \$11,718.52 |
| General Conditions | 10.00% | \$11,778.00 |
| Total Additional Hard Cost | | \$24,144.31 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|----------------|---------|-------------|
| Contingency | 10.00% | \$14,192.43 |
| SIOH Conus | 6.50% | \$10,147.59 |
| Design | 10.00% | \$14,192.43 |

| | | |
|------------------------|-------|---------------------|
| 08 MYr Inflation Fct | 9.93% | \$17,919.36 |
| Total Soft Cost | | \$56,451.81 |
| Total Project | | \$198,376.12 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|---|---------------|--------------------|
| 03 Concrete | 2.92% | \$6,762.00 |
| Stair Construction | | \$6,762.00 |
| 04 Masonry | 1.25% | \$2,900.33 |
| Exterior Walls | | \$2,900.33 |
| 07 Thermal & Moisture Protection | 1.16% | \$2,670.80 |
| Roof Construction | | \$2,670.80 |
| 08 Doors & Windows | 16.03% | \$37,057.60 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$7,617.60 |
| 09 Finishes | 19.99% | \$46,222.73 |
| Ceiling Finishes | | \$8,433.18 |
| Floor Finishes | | \$12,081.15 |
| Partitions | | \$9,723.37 |
| Wall Finishes | | \$15,985.04 |
| 10 Specialties | 0.12% | \$285.38 |
| Fittings | | \$285.38 |
| 11 Equipment | 5.57% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 9.64% | \$22,297.60 |
| Communications & Security | | \$10,037.62 |
| Sprinklers | | \$12,259.98 |
| 15 Mechanical | 21.05% | \$48,675.36 |
| Cooling Generating Systems | | \$29,631.36 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 13.62% | \$31,483.32 |
| Electrical Service & Distribution | | \$31,483.32 |
| 19 FF&E | 8.65% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$231,235.12 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,271.79 |
| Force Protection | 9.00% | \$23,006.74 |
| General Conditions | 10.00% | \$23,123.51 |
| Total Additional Hard Cost | | \$47,402.04 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|----------------|---------|-------------|
| Contingency | 10.00% | \$27,863.72 |
| SIOH Conus | 6.50% | \$19,922.56 |
| Design | 10.00% | \$27,863.72 |

| | | |
|--|-------|---------------------|
| 08 MYr Inflation Fct | 9.93% | \$35,180.71 |
| Total Soft Cost | | \$110,830.71 |
| Total Project Cost for Renovation | | \$389,467.87 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|---------------------|
| 02 Site Work | 3.59% | \$11,178.58 |
| Parking Lots | | \$3,496.00 |
| Site Earthwork | | \$7,682.58 |
| 03 Concrete | 15.66% | \$48,746.28 |
| Floor Construction | | \$25,070.08 |
| Slab on Grade | | \$5,639.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$11,274.60 |
| 04 Masonry | 11.70% | \$36,422.35 |
| Exterior Walls | | \$36,422.35 |
| 07 Thermal & Moisture Protection | 6.67% | \$20,752.94 |
| Roof Construction | | \$6,275.74 |
| Roof Coverings | | \$14,477.20 |
| 08 Doors & Windows | 15.18% | \$47,239.24 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$8,760.24 |
| 09 Finishes | 12.36% | \$38,474.40 |
| Ceiling Finishes | | \$6,265.56 |
| Floor Finishes | | \$12,844.07 |
| Partitions | | \$10,533.65 |
| Wall Finishes | | \$8,831.12 |
| 11 Equipment | 4.14% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 4.36% | \$13,574.62 |
| Communications & Security | | \$6,110.83 |
| Sprinklers | | \$7,463.79 |
| 15 Mechanical | 11.92% | \$37,083.36 |
| Cooling Generating Systems | | \$18,039.36 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 7.98% | \$24,838.62 |
| Electrical Service & Distribution | | \$22,819.22 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.43% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$311,190.39 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,711.55 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$31,119.04 |
| Total Additional Hard Cost | | \$32,830.59 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|---------------------|
| Contingency | 5.00% | \$17,201.05 |
| SIOH Conus | 6.50% | \$23,479.43 |
| Design | 10.00% | \$34,402.10 |
| 08 MYr Inflation Fct | 9.93% | \$41,616.98 |
| Total Soft Cost | | \$116,699.56 |
| Total Project Cost for Replacement | | \$460,720.54 |

INSERT BUILDING 220 FLOOR PLANS HERE



Building 00223

Building 223 was constructed in 1893. The 3,837 square foot facility contains a single DVQ with a full kitchen. The building is functioning as a family suite for high ranking visitors.

Significant Assumptions

The replacement and renovation cost models are based on 2 family suites and 2 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft. Bliss

Cost Analysis

| | |
|--------------------------------------|--------------|
| Renovation Cost | \$377,990.00 |
| Replacement Cost | \$460,720.00 |
| Renovation to Replacement Cost Ratio | 82.04% |

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Building 223 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 1 |
| 02.Number of Units Used | 1 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 1 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 1 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 2 |
| 15.Renovated to Family Suite | 2 |
| 16.Delta renovation | 3 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser in each bedroom, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit in the living rooms. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is constructed of stone walls and footers. Interior foundation walls and brick piers support the interior structure. No clear failures can be seen from perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor consists of wood joists and wood sub-floor, which are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof is pitched and consists of wood trusses and wood decking, which are in good condition. The concealed gutters show evidence of water leaks.
- Recommendation: Repair damaged gutters.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls are constructed of masonry with brick veneer. Exterior walls are in fair condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Windows consist of wood frames with single-pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors are wood and have wood frames. The front door has a stained finish while all others are painted. Exterior doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Roof coverings are metal and are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: Partitions consist primarily of masonry construction with painted plaster finish. Some areas have wood partitions with painted drywall finish. Partitions are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors consist of wood frames and doors, and they are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stair construction consists of exposed wood stairs leading to the basement and enclosed wood stairs leading to the upper levels of the building. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are painted plaster and painted drywall and they are in fair condition.
- Recommendation: Repaint interior walls.

Floor Finishes

- Analysis: Floor finishes include hardwood surfaces and resilient flooring, and are in fair condition.
- Recommendation: Replace resilient flooring with ceramic tile and install carpet.

Ceiling Finishes

- Analysis: Ceiling finishes consist of painted plaster on the first floor and pressed, painted metal on the second floor. The basement ceiling is exposed wood structure. Ceiling finishes are in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor-mounted water closets, sink with vanity, and bath tubs in bathrooms. The kitchen has a stainless steel double sink. Plumbing fixtures are in good condition. There are no exhaust fans in bathrooms.
- Recommendation: Install exhaust fans in bathrooms.

Domestic Water Distribution

- Analysis: The domestic water system consists of a gas-fired hot water heater with a capacity of approximately 50 gallons and associated piping. Plumbing piping is not original and it is in fair condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms and common areas. The guest rooms have individual damper controls. The system is inadequate for the building and is in poor condition.
- Recommendation: Replace the cooling and heating system.

Fire Protection

Sprinklers

- Analysis: The building does not have a sprinkler system.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 1 phase service with a 100 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent and is in good condition. Branch circuits are in fair condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace the electrical service and branch circuits, and install emergency and exit lights.

Communications and Security

- Analysis: The fire alarm system consists of hard wired smoke detectors, and is in poor condition.
- Recommendation: Replace fire alarm system.

Equipment

Other Equipment

- Analysis: Other equipment consists of a complete kitchen with all modern appliances. The guest laundry has a residential washer and dryer. All appliances are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: Site drainage is adequate with no evidence of ponding, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking consists of a concrete drive-through at the front of the facility and a single paved space at the rear of the facility. Additional parking is available on the street at the front and rear of the facility. Parking areas are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting consists of building-mounted incandescent fixtures at the front of the building and pole-mounted area lighting along the street at the back of the building. Site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Family Guest Suite**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 2 family suites and 2 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 07 Thermal & Moisture Protection | 2.03% | \$2,431.20 |
| Gutters: Damaged or Failing | | \$2,431.20 |
| 08 Doors & Windows | 18.30% | \$21,944.55 |
| Wood Framed windows: Damaged or failing | | \$21,944.55 |
| 09 Finishes | 11.83% | \$14,183.60 |
| Carpet: Beyond Useful Life | | \$8,271.92 |
| Floor Tile: Damaged or Failing | | \$747.49 |
| Interior ceilings: Paint Failing | | \$2,082.72 |
| Interior walls: Paint failing | | \$3,081.47 |
| 13 Special Construction | 14.17% | \$16,990.48 |
| Fire Alarm System: Beyond Useful Life | | \$3,000.53 |
| Fire Sprinklers: Missing or Inadequate | | \$13,989.95 |
| 15 Mechanical | 25.07% | \$30,062.82 |
| Domestic water system: Beyond expected useful life | | \$8,143.74 |
| Pipe, sewer or waste: Beyond expected useful life | | \$4,102.55 |
| Restroom exhaust: Missing or inadequate | | \$2,990.03 |
| Split System: Missing or Inadequate | | \$14,826.50 |
| 16 Electrical | 16.09% | \$19,297.27 |
| Branch Circuits: Beyond Expected Useful Life | | \$11,071.75 |
| Emergency Light: Missing or inadequate | | \$1,697.20 |
| Exit Light: Missing or inadequate | | \$4,344.24 |
| Main service: Missing or inadequate | | \$2,184.08 |
| 19 FF&E | 12.51% | \$15,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$15,000.00 |
| Total Raw Cost | 100.00% | \$119,910.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$659.51 |
| Force Protection | 9.00% | \$11,930.45 |
| General Conditions | 10.00% | \$11,991.00 |
| Total Additional Hard Cost | | \$24,580.95 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|--------------------|
| Contingency | 10.00% | \$14,449.10 |
| SIOH Conus | 6.50% | \$10,331.10 |
| Design | 10.00% | \$14,449.10 |
| 08 MYr Inflation Fct | 9.93% | \$18,243.42 |
| Total Soft Cost | | \$57,472.71 |

Total Project

\$201,963.66

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|---|---------------|--------------------|
| 03 Concrete | 3.01% | \$6,762.00 |
| Stair Construction | | \$6,762.00 |
| 07 Thermal & Moisture Protection | 1.19% | \$2,670.80 |
| Roof Construction | | \$2,670.80 |
| 08 Doors & Windows | 16.51% | \$37,057.60 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$7,617.60 |
| 09 Finishes | 20.60% | \$46,222.73 |
| Ceiling Finishes | | \$8,433.18 |
| Floor Finishes | | \$12,081.15 |
| Partitions | | \$9,723.37 |
| Wall Finishes | | \$15,985.04 |
| 10 Specialties | 0.13% | \$285.38 |
| Fittings | | \$285.38 |
| 11 Equipment | 5.74% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 9.47% | \$21,250.84 |
| Communications & Security | | \$9,566.41 |
| Sprinklers | | \$11,684.43 |
| 15 Mechanical | 21.07% | \$47,284.32 |
| Cooling Generating Systems | | \$28,240.32 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 13.37% | \$30,005.34 |
| Electrical Service & Distribution | | \$30,005.34 |
| 19 FF&E | 8.91% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$224,419.01 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,234.30 |
| Force Protection | 9.00% | \$22,328.57 |
| General Conditions | 10.00% | \$22,441.90 |
| Total Additional Hard Cost | | \$46,004.78 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|---------------------|
| Contingency | 10.00% | \$27,042.38 |
| SIOH Conus | 6.50% | \$19,335.30 |
| Design | 10.00% | \$27,042.38 |
| 08 MYr Inflation Fct | 9.93% | \$34,143.69 |
| Total Soft Cost | | \$107,563.75 |

| | |
|--|---------------------|
| Total Project Cost for Renovation | \$377,987.54 |
|--|---------------------|

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|---------------------|
| 02 Site Work | 3.59% | \$11,178.58 |
| Parking Lots | | \$3,496.00 |
| Site Earthwork | | \$7,682.58 |
| 03 Concrete | 15.66% | \$48,746.28 |
| Floor Construction | | \$25,070.08 |
| Slab on Grade | | \$5,639.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$11,274.60 |
| 04 Masonry | 11.70% | \$36,422.35 |
| Exterior Walls | | \$36,422.35 |
| 07 Thermal & Moisture Protection | 6.67% | \$20,752.94 |
| Roof Construction | | \$6,275.74 |
| Roof Coverings | | \$14,477.20 |
| 08 Doors & Windows | 15.18% | \$47,239.24 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$29,440.00 |
| Interior Doors | | \$8,760.24 |
| 09 Finishes | 12.36% | \$38,474.40 |
| Ceiling Finishes | | \$6,265.56 |
| Floor Finishes | | \$12,844.07 |
| Partitions | | \$10,533.65 |
| Wall Finishes | | \$8,831.12 |
| 11 Equipment | 4.14% | \$12,880.00 |
| Other Equipment | | \$12,880.00 |
| 13 Special Construction | 4.36% | \$13,574.62 |
| Communications & Security | | \$6,110.83 |
| Sprinklers | | \$7,463.79 |
| 15 Mechanical | 11.92% | \$37,083.36 |
| Cooling Generating Systems | | \$18,039.36 |
| Domestic Water Dist | | \$8,280.00 |
| Plumbing Fixtures | | \$10,764.00 |
| 16 Electrical | 7.98% | \$24,838.62 |
| Electrical Service & Distribution | | \$22,819.22 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.43% | \$20,000.00 |
| Interior FF&E allowance | | \$20,000.00 |
| Total Raw Cost | 100.00% | \$311,190.39 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,711.55 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$31,119.04 |
| Total Additional Hard Cost | | \$32,830.59 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|---------------------|
| Contingency | 5.00% | \$17,201.05 |
| SIOH Conus | 6.50% | \$23,479.43 |
| Design | 10.00% | \$34,402.10 |
| 08 MYr Inflation Fct | 9.93% | \$41,616.98 |
| Total Soft Cost | | \$116,699.56 |
| Total Project Cost for Replacement | | \$460,720.54 |

INSERT BUILDING 223 FLOOR PLANS HERE



Building 00243

Building 243 was constructed in 1939. The 25,600 square foot facility contains 20 lodging units, which are functioning as extended stay rooms.

Significant Assumptions

The replacement and renovation cost models are based on 3 extended stay rooms and 24 family suites.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

The renovation cost includes all condition assessment costs.

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft. Bliss

Cost Analysis

| | |
|--------------------------------------|----------------|
| Renovation Cost | \$2,415,535.00 |
| Replacement Cost | \$2,935,190.00 |
| Renovation to Replacement Cost Ratio | 82.30% |

Because the Renovation to Replacement Cost Ratio is greater than 50%, renovation of Buildings 243 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 20 |
| 02.Number of Units Used | 20 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 20 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 20 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 3 |
| 15.Renovated to Family Suite | 24 |
| 16.Delta renovation | 7 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of head boards, night stands, dresser in each bedroom, desk with chair, a couch, davenport, table with chairs, easy chairs, coffee table, end tables and a TV cabinet with drawers. All are in good condition. The soft goods consist of drapes and blinds on the windows, TV and bed. All are in good condition and believed to have been installed in 2000.
- Recommendation: No corrective action required however all the FF&E would be replaced if the structure is renovated.

Foundations

Standard Foundations

- Analysis: The foundation consists of concrete stem walls on spread footers. There are no visible signs of damage. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade construction in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floor construction consists of a double layer of wood decking subfloor over flooring joists set into structural masonry walls. The floor system appears to be in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof consists of a wood plywood deck attached to sloped wooden rafters. The roof construction is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are load bearing brick construction, and are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a steel framed single glazed casement units, and are in fair condition.
- Recommendation: Replace steel windows.

Exterior Doors

- Analysis: Exterior doors are solid core paneled wood doors in wood frames, and are in fair condition.

- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a mission clay tile, and is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are plaster on wood lath over wood stud framing. The walls are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: All the interior doors are solid core wood doors in wood frames, and are in fair condition.
- Recommendation: Replace interior wooden doors.

Fittings

- Analysis: Guest bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in good condition. The public area bathrooms have steel partitions and are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are wood framed construction with marble treads and risers, and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The interior walls have vinyl wall covering, which is in fair condition. Some back of house areas have painted plaster walls in fair condition.
- Recommendation: Replace vinyl wall covering. Repaint interior walls.

Floor Finishes

- Analysis: Floor finishes include carpet, which is in fair condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: The interior ceilings have painted plaster or painted drywall finishes. The paint is in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: The bathrooms contain a pedestal lavatory, combination shower and tub, and a floor mounted water closet with tank. The bathrooms do not have exhaust fans. Two of the twenty pedestal sinks are beyond their useful life. The remaining fixtures are in good condition.

- Recommendation: Replace two pedestal sinks.

Domestic Water Distribution

- Analysis: Domestic hot water is provided by twin 100 gallon gas fired commercial hot water heaters with circulating pump. The associated copper piping is original to the building and is in poor condition.

- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: Cooling is provided by evaporative cooling units with individual damper controls in each room. The system is inadequate for the building and is in poor condition.

- Recommendation: Replace cooling and heating system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.

- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent and is in good condition. Branch circuits are in fair condition. The building does not contain emergency lighting in the stairwells nor exit lighting in the basement.

- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits and electrical outlets. Install emergency lighting in stairwells and exit lighting in the basement.

Communications and Security

- Analysis: The fire alarm system consists of hard wired smoke detectors that are in poor condition.

- Recommendation: Replace fire alarm system.

Equipment

Other Equipment

- Analysis: There are no kitchens in units. The single washer and dryer are in good condition.

- Recommendation: Install kitchen units in each room.

Site Preparation

Site Earthwork

- Analysis: The site consists of grass covered yard areas and shared parking lots with access to main roads. The site is graded properly to allow for drainage. Some sidewalks are uneven and present tripping hazards. The site is generally in good condition.
- Recommendation: Replace damaged sections of sidewalk.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building. The surfaces and striping are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.
- **Extended Stay Guest Room**
Room Size and Configuration: The rooms do not meet size and configuration requirements.
Recommendation: A Renovation Cost estimate is used to indicate a total redo of the building into 24 family suites and 3 extended stay rooms. This renovation will cost more than 50% of the building's replacement cost.
- **Public Spaces**
Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 0.11% | \$702.73 |
| Walks: Ramp Damaged or Failing | | \$702.73 |
| 08 Doors & Windows | 18.40% | \$121,318.01 |
| Exterior Wood Doors: Beyond Useful Life | | \$3,934.84 |
| Steel Window - Beyond Useful Life | | \$94,374.34 |
| Wood Door - Beyond Useful Life | | \$23,008.83 |
| 09 Finishes | 11.34% | \$74,786.93 |
| Carpet: Beyond Useful Life | | \$21,301.07 |
| Interior ceilings: Paint Failing | | \$5,742.83 |
| Interior walls: Paint failing | | \$442.93 |
| Vinyl Wall Covering: Beyond expected useful life | | \$47,300.10 |
| 11 Equipment | 15.55% | \$102,552.40 |
| Unit kitchen: Missing or inadequate | | \$102,552.40 |
| 13 Special Construction | 17.18% | \$113,329.42 |
| Fire Alarm System: Beyond Useful Life | | \$20,010.60 |
| Fire Sprinklers: Missing or Inadequate | | \$93,318.82 |
| 15 Mechanical | 23.21% | \$153,042.33 |
| Domestic water system: Beyond expected useful life | | \$54,341.29 |
| Kitchen exhaust: Beyond expected useful life | | \$1,071.32 |
| PTAC: Missing or inadequate | | \$32,479.68 |
| Restroom exhaust: Missing or inadequate | | \$29,500.75 |
| Sink & vanity: Replace due to remodel | | \$1,421.77 |
| Split System: Missing or Inadequate | | \$32,756.60 |
| Storage exhaust: Missing or inadequate | | \$1,470.92 |
| 16 Electrical | 14.22% | \$93,750.82 |
| Branch Circuits: Beyond Expected Useful Life | | \$73,859.70 |
| Emergency Light: Missing or inadequate | | \$1,697.20 |
| Exit Light: Missing or inadequate | | \$2,172.12 |
| Main service: Missing or inadequate | | \$16,021.80 |
| Total Raw Cost | 100.00% | \$659,483.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$3,627.16 |
| Force Protection | 9.00% | \$65,615.26 |
| General Conditions | 10.00% | \$65,948.30 |
| Total Additional Hard Cost | | \$135,190.72 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|----------------|---------|-------------|
| Contingency | 10.00% | \$79,467.37 |

| | | |
|------------------------|--------|-----------------------|
| SIOH Conus | 6.50% | \$56,819.17 |
| Design | 10.00% | \$79,467.37 |
| 08 MYr Inflation Fct | 9.93% | \$100,335.46 |
| Total Soft Cost | | \$316,089.38 |
| Total Project | | \$1,110,763.10 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|---|---------------|---------------------|
| 02 Site Work | 0.05% | \$701.96 |
| Site Development | | \$701.96 |
| 03 Concrete | 0.47% | \$6,762.00 |
| Stair Construction | | \$6,762.00 |
| 07 Thermal & Moisture Protection | 1.53% | \$21,870.86 |
| Roof Construction | | \$21,870.86 |
| 08 Doors & Windows | 10.69% | \$153,269.24 |
| Exterior Doors | | \$5,671.80 |
| Exterior Windows | | \$114,080.00 |
| Interior Doors | | \$33,517.44 |
| 09 Finishes | 25.12% | \$360,277.24 |
| Ceiling Finishes | | \$65,778.80 |
| Floor Finishes | | \$85,570.83 |
| Partitions | | \$79,623.59 |
| Wall Finishes | | \$129,304.01 |
| 10 Specialties | 0.13% | \$1,926.34 |
| Fittings | | \$1,926.34 |
| 11 Equipment | 6.06% | \$86,940.00 |
| Other Equipment | | \$86,940.00 |
| 13 Special Construction | 9.88% | \$141,722.12 |
| Communications & Security | | \$63,798.49 |
| Sprinklers | | \$77,923.62 |
| 15 Mechanical | 22.70% | \$325,576.04 |
| Cooling Generating Systems | | \$188,335.04 |
| Domestic Water Dist | | \$64,584.00 |
| Plumbing Fixtures | | \$72,657.00 |
| 16 Electrical | 13.95% | \$200,105.98 |
| Electrical Service & Distribution | | \$200,105.98 |
| 19 FF&E | 9.41% | \$135,000.00 |
| Interior FF&E allowance | | \$135,000.00 |
| Total Raw Cost | 100.00% | \$1,434,151.78 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$7,887.83 |
| Force Protection | 9.00% | \$142,690.93 |
| General Conditions | 10.00% | \$143,415.18 |
| Total Additional Hard Cost | | \$293,993.94 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|----------------|---------|--------------|
| Contingency | 10.00% | \$172,814.57 |
| SIOH Conus | 6.50% | \$123,562.42 |

| | | |
|--|--------|-----------------------|
| Design | 10.00% | \$172,814.57 |
| 08 MYr Inflation Fct | 9.93% | \$218,195.59 |
| Total Soft Cost | | \$687,387.16 |
| Total Project Cost for Renovation | | \$2,415,532.87 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|---------------|---------------------|
| 02 Site Work | 3.95% | \$78,385.15 |
| Parking Lots | | \$20,976.00 |
| Site Earthwork | | \$57,409.15 |
| 03 Concrete | 16.36% | \$324,395.62 |
| Floor Construction | | \$190,218.22 |
| Slab on Grade | | \$42,471.80 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$84,943.60 |
| 04 Masonry | 5.76% | \$114,123.38 |
| Exterior Walls | | \$114,123.38 |
| 07 Thermal & Moisture Protection | 7.75% | \$153,565.50 |
| Roof Construction | | \$48,884.08 |
| Roof Coverings | | \$104,681.42 |
| 08 Doors & Windows | 7.96% | \$157,779.08 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$114,080.00 |
| Interior Doors | | \$34,660.08 |
| 09 Finishes | 14.72% | \$291,857.11 |
| Ceiling Finishes | | \$47,163.51 |
| Floor Finishes | | \$85,085.82 |
| Partitions | | \$85,194.27 |
| Wall Finishes | | \$74,413.50 |
| 10 Specialties | 0.07% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.39% | \$86,940.00 |
| Other Equipment | | \$86,940.00 |
| 13 Special Construction | 5.16% | \$102,272.09 |
| Communications & Security | | \$46,039.43 |
| Sprinklers | | \$56,232.66 |
| 15 Mechanical | 19.51% | \$386,770.76 |
| Cooling Generating Systems | | \$135,909.76 |
| Domestic Water Dist | | \$64,584.00 |
| Plumbing Fixtures | | \$186,277.00 |
| 16 Electrical | 7.57% | \$150,075.92 |
| Electrical Service & Distribution | | \$148,056.52 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.81% | \$135,000.00 |
| Interior FF&E allowance | | \$135,000.00 |
| Total Raw Cost | 100.00% | \$1,982,551.98 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$10,904.04 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$198,255.20 |
| Total Additional Hard Cost | | \$209,159.23 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$109,585.56 |
| SIOH Conus | 6.50% | \$149,584.29 |
| Design | 10.00% | \$219,171.12 |
| 08 MYr Inflation Fct | 9.93% | \$265,136.18 |
| Total Soft Cost | | \$743,477.16 |
| Total Project Cost for Replacement | | \$2,935,188.37 |

INSERT BUILDING 243 FLOOR PLANS HERE



Building 01744

Building 1744 was originally constructed in 1989. It serves as the main lodging facility for the post and has all administrative and front of house activities and most back of house functions. A major facility expansion in 1997 increased the overall building area to 79,635 square feet. The facility contains 151 standard stay rooms and 3 family suites.

Significant Assumptions:

The replacement cost model is based on 42 standard rooms and 109 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

| | |
|--|-----------------|
| Condition Assessment & Renovation Cost | \$4,027,845.00 |
| Replacement Cost | \$13,608,745.00 |
| Condition Assessment & Renovation Cost to Replacement Cost Ratio | 29.60% |

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 1744 could be considered.

Attributes

| | |
|--------------------------------|-----|
| 01.Number of Units Constructed | 154 |
| 02.Number of Units Used | 151 |
| 03.Back of House Function | Yes |
| 04.Single Room w/o FullKitchen | 148 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 2 |
| 07.Multi Room w/ Full Kitchen | 1 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 131 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 20 |
| 13.Renovated to Standard | 42 |
| 14.Renovated to Extended Stay | 109 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | -3 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, sofa, coffee table, and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and concrete piers on compacted soil. No clear failures can be seen from the perimeter. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof structure is a combination of plywood sheathing over timber framing on the single level portion of the building and a concrete pan on the multi-level section. Both systems are in good condition.
- Recommendation: No corrective action is required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are a modified stucco over foam sheathing attached to a CMU superstructure. The walls are in good condition.
- Recommendation: No corrective action is required.

Exterior Windows

- Analysis: The windows are a double glazed low "E" glass in steel frames. The windows are in fair condition.
- Recommendation: Replace the windows.

Exterior Doors

- Analysis: The exterior doors are steel commercial grade doors with steel frames. The doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: Roof coverings are a combination of built-up membrane with gravel ballast on the original three story structure and mission tile on the single story addition. Roof coverings are in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood and steel framing. The partitions are in good condition.
- Recommendation: No corrective action is required.

Interior Doors

- Analysis: Interior doors are solid core wood in steel frames with electronic locks. The doors are in good condition. The rooms do not have closets.
- Recommendation: Install closets and doors.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are steel and concrete with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Interior wall finishes include vinyl wall coverings and painted drywall. The finishes are in fair condition.
- Recommendation: Repaint drywall. Replace vinyl wall covering. Install ceramic wall tile in the guest bathrooms.

Floor Finishes

- Analysis: Floor finishes include carpet, quarry tile, and resilient flooring. The carpet and resilient flooring are in fair condition, while the quarry tile is in good condition.
- Recommendation: Replace carpet. Replace sheet vinyl with ceramic tile.

Ceiling Finishes

- Analysis: The guest rooms and lobby area have painted and textured drywall ceilings, which are in fair condition. The corridors, admin areas and public areas have a acoustical tile, which is in fair condition.

- Recommendation: Repaint ceilings. Replace acoustic tile and grid system.

Conveying

Elevators and Lifts

- Analysis: There is a single Dover Model EP-95-20 elevator, which was installed in 1989. The elevator is in good condition.
- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a solid surface lavatory, a floor mounted tank type water closet and a built in place shower and tub. The bathroom exhaust is a constant volume induced draft system vented to the outside of the building. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The domestic water system consists of two Raypack hot water heaters, two 500 gallon storage tanks, a Culligan water treatment system, and associated piping. The domestic water system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Cooling and heating is provided by multi-zone air handlers for back of house and common areas. The guest rooms are conditioned by PTAC heat pumps with auxillary heat and individual thermostatic controls. Both systems are in good condition.
- Recommendation: No corrective action required.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. Hard wired smoke and heat detectors are installed in each guest room. The fire protection equipment is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by a 120/208 volt, 3 phase, 4 wire service with a 3000 amp main disconnect. The electrical service is in good condition. Branch circuits, emergency lighting, and exit lights are in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells which are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Commercial Equipment

- Analysis:
- Recommendation:

Other Equipment

- Analysis: The guest laundry and back of house laundry underwent a complete renovation and replacement of equipment in 1999. The heavy duty guest washers and dryers and the back of house commercial appliances are in good condition.
- Recommendation: No corrective action required.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks, gravel, stone and plantings. There are no signs of ponding or erosion. The building is graded to promote drainage away from the building. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building with parking areas on three sides of the structure. The surface and striping are in good condition.
- Recommendation: No corrective action required.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

General and Bulk Storage

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Break Room and Staff Toilets

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Administrative Conference Room

Does not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

- **Public Spaces**

Bell Cart

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Public Corridors

Existing corridors are 5' wide.

Renovation Recommendation: Leave as is. It is felt this deficiency does not effect the intent of the standards.

Breakfast Area

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Multipurpose Room

Do not exist.

Renovation Recommendation: Will be included as part of renovation to this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 08 Doors & Windows | 10.20% | \$228,694.74 |
| Sliding Closet Door: Damaged or Failing | | \$137,246.74 |
| Steel Window - Beyond Useful Life | | \$91,448.00 |
| 09 Finishes | 37.56% | \$842,242.31 |
| Acoustical Ceiling Tile: Beyond expect useful life | | \$67,444.80 |
| Carpet: Beyond Useful Life | | \$153,509.45 |
| Interior ceilings: Paint Failing | | \$27,803.30 |
| Interior walls: Paint failing | | \$2,404.61 |
| Sheet Vinyl: Damaged or Failing | | \$67,122.12 |
| Vinyl Wall Covering: Beyond expected useful life | | \$364,220.27 |
| Wall Tile: Damaged or Failing | | \$159,737.76 |
| 11 Equipment | 17.45% | \$391,192.28 |
| Unit Kitchen: Beyond Useful Life | | \$391,192.28 |
| 19 FF&E | 34.79% | \$780,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$780,000.00 |
| Total Raw Cost | 100.00% | \$2,242,129.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$12,331.71 |
| Force Protection | 9.00% | \$223,080.62 |
| General Conditions | 10.00% | \$224,212.90 |
| Total Additional Hard Cost | | \$459,625.23 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|-----------------------|
| Contingency | 10.00% | \$270,175.42 |
| SIOH Conus | 6.50% | \$193,175.43 |
| Design | 10.00% | \$270,175.42 |
| 08 MYr Inflation Fct | 9.93% | \$341,123.35 |
| Total Soft Cost | | \$1,074,649.63 |
| Total Project | | \$3,776,403.86 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|---------------------|
| 08 Doors & Windows | 3.32% | \$4,951.44 |
| Interior Doors | | \$4,951.44 |
| 09 Finishes | 71.84% | \$107,244.72 |
| Ceiling Finishes | | \$9,660.00 |
| Floor Finishes | | \$41,841.92 |
| Partitions | | \$48,199.72 |
| Wall Finishes | | \$7,543.08 |
| 10 Specialties | 2.05% | \$3,060.10 |
| Fittings | | \$3,060.10 |
| 11 Equipment | 0.46% | \$684.48 |
| Other Equipment | | \$684.48 |
| 13 Special Construction | 8.65% | \$12,907.69 |
| Communications & Security | | \$3,523.69 |
| Sprinklers | | \$9,384.00 |
| 15 Mechanical | 7.40% | \$11,051.04 |
| Plumbing Fixtures | | \$11,051.04 |
| 16 Electrical | 6.29% | \$9,384.00 |
| Electrical Service & Distribution | | \$9,384.00 |
| Total Raw Cost | 100.00% | \$149,283.48 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$821.06 |
| Force Protection | 9.00% | \$14,852.96 |
| General Conditions | 10.00% | \$14,928.35 |
| Total Additional Hard Cost | | \$30,602.37 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|---------------------|
| Contingency | 10.00% | \$17,988.58 |
| SIOH Conus | 6.50% | \$12,861.84 |
| Design | 10.00% | \$17,988.58 |
| 08 MYr Inflation Fct | 9.93% | \$22,712.38 |
| Total Soft Cost | | \$71,551.38 |
| Total Project Cost for Renovation | | \$251,437.23 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.07% | \$282,393.08 |
| Parking Lots | | \$116,766.40 |
| Site Earthwork | | \$165,626.68 |
| 03 Concrete | 18.88% | \$1,735,293.00 |
| Floor Construction | | \$1,190,662.20 |
| Slab on Grade | | \$122,636.00 |
| Stair Construction | | \$54,096.00 |
| Standard Foundations | | \$367,898.80 |
| 04 Masonry | 4.11% | \$377,815.40 |
| Exterior Walls | | \$377,815.40 |
| 07 Thermal & Moisture Protection | 5.52% | \$507,330.82 |
| Roof Construction | | \$206,331.69 |
| Roof Coverings | | \$300,999.13 |
| 08 Doors & Windows | 8.36% | \$768,348.12 |
| Exterior Doors | | \$19,771.72 |
| Exterior Windows | | \$603,520.00 |
| Interior Doors | | \$145,056.40 |
| 09 Finishes | 17.52% | \$1,610,705.16 |
| Ceiling Finishes | | \$415,992.20 |
| Floor Finishes | | \$574,993.14 |
| Partitions | | \$349,361.85 |
| Wall Finishes | | \$270,357.97 |
| 10 Specialties | 0.03% | \$3,118.34 |
| Fittings | | \$3,118.34 |
| 11 Equipment | 3.99% | \$366,651.74 |
| Commercial Equipment | | \$13,915.00 |
| Other Equipment | | \$352,736.74 |
| 13 Special Construction | 4.82% | \$442,950.16 |
| Communications & Security | | \$199,401.15 |
| Sprinklers | | \$243,549.01 |
| 14 Conveying Systems | 2.15% | \$197,616.00 |
| Elevators and Lifts | | \$197,616.00 |
| 15 Mechanical | 16.22% | \$1,490,915.20 |
| Cooling Generating Systems | | \$588,638.08 |
| Domestic Water Dist | | \$253,368.00 |
| Plumbing Fixtures | | \$648,909.12 |
| 16 Electrical | 6.95% | \$638,790.96 |
| Electrical Service & Distribution | | \$632,732.76 |
| Site Lighting | | \$6,058.20 |
| 19 FF&E | 8.38% | \$770,000.00 |
| Interior FF&E allowance | | \$770,000.00 |
| Total Raw Cost | 100.00% | \$9,191,927.98 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|----------------|---------------------|
| Spirit | 0.50% | \$50,555.60 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$919,192.80 |
| Total Additional Hard Cost | | \$969,748.40 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|------------------------|
| Contingency | 5.00% | \$508,083.82 |
| SIOH Conus | 6.50% | \$693,534.41 |
| Design | 10.00% | \$1,016,167.64 |
| 08 MYr Inflation Fct | 9.93% | \$1,229,280.60 |
| Total Soft Cost | | \$3,447,066.47 |
| Total Project Cost for Replacement | | \$13,608,742.86 |

**INSERT BUILDING 1744 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 05015

Building 5015 was constructed in 1956. The 23,500 square foot building has 30 lodging rooms, which are functioning as 26 family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,463,700.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 72.80% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5015 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 26 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 26 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete, and is in good condition. The gutters have evidence of leakage, and are in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of steel frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors in metal frames. Exterior doors are in poor condition.
- Recommendation: Replace exterior doors.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast, and has gutters and downspouts. The roof is in fair condition, and gutters are in poor condition.
- Recommendation: Replace the roof, gutters and downspouts.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair plaster surfaces.

Interior Doors

- Analysis: Interior doors consist of metal frames and wood doors. Egress corridor doors have electric locks, do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace egress corridor doors with fire rated door assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes include painted plaster, vinyl wall covering, and ceramic tile. Paint is in fair condition, wall coverings are in poor condition, and tile is in good condition.
- Recommendation: Replace vinyl wall covering and repaint walls.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended ceiling system in corridors. Repair and repaint ceiling.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are in fair condition.
- Recommendation: Replace shower units with bath tubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 91 gallon gas-fired hot water heater and a hot water storage tank. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Lochinvar gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace heating and cooling systems.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install a fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The building does not have all required kitchen equipment. The washer and dryer are in good condition.
- Recommendation: Install kitchen units in rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, and is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting is in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 2.56% | \$37,498.04 |
| Parking: AC Pavement Damaged or Failing | | \$37,498.04 |
| 07 Thermal & Moisture Protection | 2.76% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 17.14% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 24.84% | \$363,284.39 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.09 |
| Carpet: Beyond Useful Life | | \$49,668.70 |
| Interior ceilings: Paint Failing | | \$10,635.09 |
| Interior walls: Paint failing | | \$214.96 |
| Plaster Partitions: Damaged or Failing | | \$178,680.05 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$114,730.88 |
| 11 Equipment | 10.52% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.86% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.49% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.59% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.25% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,462,749.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$8,045.12 |
| Force Protection | 9.00% | \$145,536.21 |
| General Conditions | 10.00% | \$146,274.90 |

| | |
|-----------------------------------|---------------------|
| Total Additional Hard Cost | \$299,856.23 |
|-----------------------------------|---------------------|

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$176,260.52 |
| SIOH Conus | 6.50% | \$126,026.27 |
| Design | 10.00% | \$176,260.52 |
| 08 MYr Inflation Fct | 9.93% | \$222,546.45 |
| Total Soft Cost | | \$701,093.77 |
| Total Project | | \$2,463,699.00 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5015 FLOOR PLANS HERE



Building 05016

Building 5016 was constructed in 1956. The 23,500 square foot building has 30 lodging rooms, of which 18 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,415,610.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 71.38% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5016 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 18 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 18 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Guest Rooms: The hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods in guest rooms.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition. Gutters and downspouts are in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of single pane glazing in steel frames. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors and metal frames. Exterior doors are in poor condition.

- Recommendation: Replace exterior doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast and gutters and downspouts. The roof is in fair condition.
- Recommendation: Replace roof covering system.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair damaged plaster surfaces.

Interior Doors

- Analysis: Interior doors consist of wood doors in metal frames. Egress corridor doors have electric locks, but do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace doors in egress corridors with fire rated assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster, wall coverings, and ceramic tile. Paint is in fair condition, wall coverings are in poor condition, and tile is in good condition.
- Recommendation: Replace wall coverings and repaint wall surfaces.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended acoustical tile ceiling system in corridors and repaint ceiling surfaces.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are generally in good condition.
- Recommendation: Replace shower units with bath tubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater installed in 2001. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Lochinvar gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace heating and cooling systems.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets in the units are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The facility does not have all required kitchen equipment. The washer and dryer are in good condition.
- Recommendation: Install kitchen units in all rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 5.23% | \$74,995.77 |
| Parking: AC Pavement Damaged or Failing | | \$74,995.77 |
| 07 Thermal & Moisture Protection | 2.81% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 17.48% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 20.72% | \$297,235.03 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.10 |
| Carpet: Beyond Useful Life | | \$52,957.14 |
| Interior ceilings: Paint Failing | | \$10,635.07 |
| Interior walls: Paint failing | | \$6,266.63 |
| Plaster Partitions: Damaged or Failing | | \$130,334.00 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$87,687.47 |
| 11 Equipment | 10.73% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.97% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.76% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.84% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.46% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,434,198.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$7,888.09 |
| Force Protection | 9.00% | \$142,695.53 |
| General Conditions | 10.00% | \$143,419.80 |

Total Additional Hard Cost **\$294,003.42**

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$172,820.14 |
| SIOH Conus | 6.50% | \$123,566.40 |
| Design | 10.00% | \$172,820.14 |
| 08 MYr Inflation Fct | 9.93% | \$218,202.62 |
| Total Soft Cost | | \$687,409.31 |
| Total Project | | \$2,415,610.73 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5016 FLOOR PLANS HERE



Building 05017

Building 5017 was constructed in 1956. The 23,500 square foot building has 30 lodging units, of which 27 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,463,700.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 72.80% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5017 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 27 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 27 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The ground floor and suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of single pane glazing in steel frames. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors in metal frames. Exterior doors are in poor condition.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast, including gutters and downspouts. The roof is in fair condition. The gutters are in poor condition.
- Recommendation: Replace the roof, including new gutters and downspouts.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair plaster wall surfaces.

Interior Doors

- Analysis: Interior doors consist of wood doors in metal frames. Egress corridor doors have electric locks, but do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace doors leading to egress corridors with fire rated assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster, vinyl wall covering, and ceramic tile. Paint is in fair condition, wall coverings are in poor condition, and tile is in good condition.
- Recommendation: Replace wall coverings and repaint walls.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile flooring, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended acoustical tile ceiling system in corridors and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are in fair condition.
- Recommendation: Install bathtubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater and a hot water storage tank. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Lochinvar gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace heating and cooling systems.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets in the units are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The facility does not have required kitchen equipment. The washer and dryer are in good condition.
- Recommendation: Install unit kitchens in rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 2.56% | \$37,498.04 |
| Parking: AC Pavement Damaged or Failing | | \$37,498.04 |
| 07 Thermal & Moisture Protection | 2.76% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 17.14% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 24.84% | \$363,284.39 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.09 |
| Carpet: Beyond Useful Life | | \$49,668.70 |
| Interior ceilings: Paint Failing | | \$10,635.09 |
| Interior walls: Paint failing | | \$214.96 |
| Plaster Partitions: Damaged or Failing | | \$178,680.05 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$114,730.88 |
| 11 Equipment | 10.52% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.86% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.49% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.59% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.25% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,462,749.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$8,045.12 |
| Force Protection | 9.00% | \$145,536.21 |
| General Conditions | 10.00% | \$146,274.90 |

Total Additional Hard Cost **\$299,856.23**

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$176,260.52 |
| SIOH Conus | 6.50% | \$126,026.27 |
| Design | 10.00% | \$176,260.52 |
| 08 MYr Inflation Fct | 9.93% | \$222,546.45 |
| Total Soft Cost | | \$701,093.77 |
| Total Project | | \$2,463,699.00 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5017 FLOOR PLANS HERE



Building 05018

Building 5018 was constructed in 1956. The 23,500 square foot building has 30 lodging rooms, of which 27 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,463,700.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 72.80% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5018 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 27 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 27 |
| 12.Operating as Family Suite | 27 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The ground floor and suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of steel frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors and metal frames. Exterior doors are in poor condition.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast, with gutters and downspouts. The roof is in fair condition. The gutters are in poor condition.
- Recommendation: Replace the roof, including new gutters and downspouts.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair plaster partitions.

Interior Doors

- Analysis: Interior doors consist of metal frames and wood doors. Egress corridor doors have electric locks, but do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace doors leading to egress corridors with fire rated assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster, vinyl wall covering, and ceramic tile. Paint is in fair condition and wall covering is in poor condition.
- Recommendation: Replace wall covering and repaint walls.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended acoustical tile ceiling system in corridors and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are generally in fair condition.
- Recommendation: Install bathtubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater and a hot water storage tank. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of an Ajax gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace heating and cooling system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets in the units are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The facility does not have all kitchen equipment. The washer and dryer are in good condition.
- Recommendation: Install unit kitchens in rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 2.56% | \$37,498.04 |
| Parking: AC Pavement Damaged or Failing | | \$37,498.04 |
| 07 Thermal & Moisture Protection | 2.76% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 17.14% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 24.84% | \$363,284.39 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.09 |
| Carpet: Beyond Useful Life | | \$49,668.70 |
| Interior ceilings: Paint Failing | | \$10,635.09 |
| Interior walls: Paint failing | | \$214.96 |
| Plaster Partitions: Damaged or Failing | | \$178,680.05 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$114,730.88 |
| 11 Equipment | 10.52% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.86% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.49% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.59% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.25% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,462,749.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$8,045.12 |
| Force Protection | 9.00% | \$145,536.21 |
| General Conditions | 10.00% | \$146,274.90 |

Total Additional Hard Cost **\$299,856.23**

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$176,260.52 |
| SIOH Conus | 6.50% | \$126,026.27 |
| Design | 10.00% | \$176,260.52 |
| 08 MYr Inflation Fct | 9.93% | \$222,546.45 |
| Total Soft Cost | | \$701,093.77 |
| Total Project | | \$2,463,699.00 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5018 FLOOR PLANS HERE



Building 05020

Building 5020 was constructed in 1956. The 23,500 square foot building has 28 lodging rooms functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,463,700.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 72.80% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5020 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 28 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 28 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition, but the gutters are leaking and in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of aluminum frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors and metal frames. Exterior doors are in poor condition.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast. The roof is in fair condition.
- Recommendation: Replace the roof.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair plaster partitions.

Interior Doors

- Analysis: Interior doors consist of metal frames and wood doors. Egress corridor doors have electric locks, but do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace doors leading to egress corridors with fire rated assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster, wall coverings, and ceramic tile. Paint is in fair condition and wall coverings are in poor condition.
- Recommendation: Replace wall coverings and repaint walls.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended acoustical tile ceiling system in corridors and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are generally in good condition.

- Recommendation: Install bathtubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater and a hot water storage tank. The domestic water distribution system is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Lochinvar gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.

- Recommendation: Replace heating and cooling system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets in the units are in fair condition.

- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The facility does not have all kitchen equipment. The washer and dryer are in good condition.

- Recommendation: Install unit kitchens in rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 2.56% | \$37,498.04 |
| Parking: AC Pavement Damaged or Failing | | \$37,498.04 |
| 07 Thermal & Moisture Protection | 2.76% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 17.14% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 24.84% | \$363,284.39 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.09 |
| Carpet: Beyond Useful Life | | \$49,668.70 |
| Interior ceilings: Paint Failing | | \$10,635.09 |
| Interior walls: Paint failing | | \$214.96 |
| Plaster Partitions: Damaged or Failing | | \$178,680.05 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$114,730.88 |
| 11 Equipment | 10.52% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.86% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.49% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.59% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.25% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,462,749.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$8,045.12 |
| Force Protection | 9.00% | \$145,536.21 |
| General Conditions | 10.00% | \$146,274.90 |

Total Additional Hard Cost **\$299,856.23**

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$176,260.52 |
| SIOH Conus | 6.50% | \$126,026.27 |
| Design | 10.00% | \$176,260.52 |
| 08 MYr Inflation Fct | 9.93% | \$222,546.45 |
| Total Soft Cost | | \$701,093.77 |
| Total Project | | \$2,463,699.00 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5020 FLOOR PLANS HERE



Building 05023

Building 5023 was constructed in 1956. The 23,500 square foot building has 30 lodging units, of which 27 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 30 family suites.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$2,526,855.00 |
| Replacement Cost | \$3,384,310.00 |
| Condition Assessment to Replacement Cost Ratio | 74.66% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5023 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 30 |
| 02.Number of Units Used | 27 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 30 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 27 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 0 |
| 15.Renovated to Family Suite | 30 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of concrete foundation walls on spread footings. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: Slab on grade is approximately 4" thick and appears to be in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The ground floor and suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition, but gutters are leaking and in poor condition.
- Recommendation: Replace gutters and downspouts.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of concrete columns and beams with CMU infill. Exterior walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: Exterior windows consist of aluminum frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of wood doors and metal frames. Exterior doors are in poor condition.

- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast. The roof is in fair condition.
- Recommendation: Replace the roof.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of plaster over CMU. Although partitions appear to be sound, plaster surfaces are beginning to deteriorate. Interior partitions are in fair condition.
- Recommendation: Repair plaster partitions.

Interior Doors

- Analysis: Interior doors consist of metal frames and wood doors. Egress corridor doors have electric locks, do not have door closers, and are not fire rated. Interior doors are in fair condition.
- Recommendation: Replace doors leading to egress corridors with fire rated assemblies.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted plaster, wall coverings, and ceramic tile. Paint is in fair condition and wall coverings are in poor condition.
- Recommendation: Replace wall coverings and repaint walls.

Floor Finishes

- Analysis: Floor finishes include carpet, ceramic tile, and resilient flooring. Flooring is generally in fair condition.
- Recommendation: Replace carpet and resilient flooring.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Install suspended acoustical tile ceiling system in corridors and repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of floor mounted water closets with tanks, lavatories, and showers. Fixtures are generally in fair condition.
- Recommendation: Install bathtubs.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater and a hot water storage tank. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of an Ajax gas-fired boiler. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 6 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace heating and cooling system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in poor condition. Lighting is fluorescent and is in fair condition. Outlets in the units are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The facility does not have all kitchen equipment. The washer and dryer are in good condition.
- Recommendation: Install unit kitchens in rooms.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

- **Extended Stay Guest Room**

Room Size and Configuration: The rooms do not meet size and configuration requirements.

Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.

- **Public Spaces**

Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 5.00% | \$74,995.77 |
| Parking: AC Pavement Damaged or Failing | | \$74,995.77 |
| 07 Thermal & Moisture Protection | 2.69% | \$40,330.91 |
| Built-up Roof: Beyond Useful Life | | \$25,038.30 |
| Gutters: Damaged or Failing | | \$15,292.61 |
| 08 Doors & Windows | 16.71% | \$250,719.21 |
| Exterior Wood Doors: Beyond Useful Life | | \$8,504.77 |
| Steel Window - Beyond Useful Life | | \$112,572.49 |
| Wood Fire Doors: Missing or Inadequate | | \$129,641.95 |
| 09 Finishes | 24.21% | \$363,284.39 |
| Acoustical Ceiling & Grid: Beyond expt useful life | | \$8,679.09 |
| Carpet: Beyond Useful Life | | \$49,668.70 |
| Interior ceilings: Paint Failing | | \$10,635.09 |
| Interior walls: Paint failing | | \$214.96 |
| Plaster Partitions: Damaged or Failing | | \$178,680.05 |
| Sheet Vinyl: Beyond Useful Life | | \$675.62 |
| Vinyl Wall Covering: Beyond expected useful life | | \$114,730.88 |
| 11 Equipment | 10.25% | \$153,828.60 |
| Unit kitchen: Missing or inadequate | | \$153,828.60 |
| 13 Special Construction | 5.71% | \$85,670.97 |
| Fire Sprinklers: Missing or Inadequate | | \$85,670.97 |
| 15 Mechanical | 13.15% | \$197,305.20 |
| Bath tub: Replace due to remodel | | \$43,737.72 |
| PTAC: Missing or inadequate | | \$111,002.04 |
| Restroom exhaust: Missing or inadequate | | \$8,223.65 |
| Split System: Missing or Inadequate | | \$31,436.40 |
| Storage exhaust: Missing or inadequate | | \$2,905.39 |
| 16 Electrical | 12.27% | \$184,112.04 |
| Branch Circuits: Beyond Expected Useful Life | | \$67,836.30 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Fixtures, fluorescent: Beyond expected useful life | | \$89,729.74 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 10.00% | \$150,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$1,500,247.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--------------------|---------|--------------|
| Spirit | 0.50% | \$8,251.36 |
| Force Protection | 9.00% | \$149,267.08 |
| General Conditions | 10.00% | \$150,024.70 |

Total Additional Hard Cost **\$307,543.13**

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$180,779.01 |
| SIOH Conus | 6.50% | \$129,256.99 |
| Design | 10.00% | \$180,779.01 |
| 08 MYr Inflation Fct | 9.93% | \$228,251.49 |
| Total Soft Cost | | \$719,066.51 |
| Total Project | | \$2,526,856.65 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 2.98% | \$68,015.14 |
| Parking Lots | | \$23,073.60 |
| Site Earthwork | | \$44,941.54 |
| 03 Concrete | 20.24% | \$462,618.03 |
| Floor Construction | | \$322,906.83 |
| Slab on Grade | | \$33,239.60 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$99,709.60 |
| 04 Masonry | 5.52% | \$126,154.12 |
| Exterior Walls | | \$126,154.12 |
| 07 Thermal & Moisture Protection | 6.09% | \$139,098.64 |
| Roof Construction | | \$57,031.98 |
| Roof Coverings | | \$82,066.66 |
| 08 Doors & Windows | 7.88% | \$180,184.76 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$125,120.00 |
| Interior Doors | | \$42,658.56 |
| 09 Finishes | 14.72% | \$336,389.57 |
| Ceiling Finishes | | \$54,576.13 |
| Floor Finishes | | \$95,793.74 |
| Partitions | | \$98,730.46 |
| Wall Finishes | | \$87,289.23 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.23% | \$96,600.00 |
| Other Equipment | | \$96,600.00 |
| 13 Special Construction | 5.25% | \$120,050.36 |
| Communications & Security | | \$54,042.60 |
| Sprinklers | | \$66,007.76 |
| 15 Mechanical | 18.74% | \$428,405.36 |
| Cooling Generating Systems | | \$159,535.36 |
| Domestic Water Dist | | \$74,520.00 |
| Plumbing Fixtures | | \$194,350.00 |
| 16 Electrical | 7.74% | \$177,004.32 |
| Electrical Service & Distribution | | \$174,984.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.56% | \$150,000.00 |
| Interior FF&E allowance | | \$150,000.00 |
| Total Raw Cost | 100.00% | \$2,285,907.65 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,572.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$228,590.76 |
| Total Additional Hard Cost | | \$241,163.26 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$126,353.55 |
| SIOH Conus | 6.50% | \$172,472.59 |
| Design | 10.00% | \$252,707.09 |
| 08 MYr Inflation Fct | 9.93% | \$305,705.39 |
| Total Soft Cost | | \$857,238.61 |
| Total Project Cost for Replacement | | \$3,384,309.52 |

INSERT BUILDING 5023 FLOOR PLANS HERE



Building 05039

Building 5039 was constructed in 1958. The 13,700 square foot building has 16 lodging rooms, of which 11 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 15 family suites and 4 extended stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$1,357,530.00 |
| Replacement Cost | \$2,116,675.00 |
| Condition Assessment to Replacement Cost Ratio | 64.14% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5039 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 16 |
| 02.Number of Units Used | 11 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 16 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 11 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 4 |
| 15.Renovated to Family Suite | 15 |
| 16.Delta renovation | 3 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation consists of concrete stem walls on spread footers. There are no visible signs of damage. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete and there are no visible signs of damage. The roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of painted CMU bearing walls and they are in fair condition.
- Recommendation: Repaint exterior building surfaces.

Exterior Windows

- Analysis: Exterior windows consist of aluminum frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of metal doors and frames. Exterior doors are in fair condition.
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast, as well as gutters and downspouts. The roof is in fair condition. The gutters are in poor condition.
- Recommendation: Replace the roof, including gutters and downspouts.

Interior Construction

Partitions

- Analysis: Interior partition walls consist CMU with minor areas of plaster. Partition walls are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are hollow core metal doors in steel frames and have electric locking mechanisms. All the interior doors are in poor condition. Closets have sliding doors and they are in poor condition.
- Recommendation: Replace doors.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted CMU and painted plaster. There are minor areas of ceramic tile in bathrooms. Wall finishes are in fair condition.
- Recommendation: Install vinyl wall covering and replace ceramic tile.

Floor Finishes

- Analysis: Floor finishes include carpet, resilient flooring, and ceramic tile. Floor finishes are in fair condition.
- Recommendation: Replace carpet, resilient flooring, and ceramic tile.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of wall-hung lavatories and water closets and showers in bathrooms. Plumbing fixtures are in fair condition.
- Recommendation: Replace bathroom plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water system consists of a 100 gallon gas-fired hot water heater and what appears to be original piping system. Although the hot water heater is relatively new, the domestic water system is generally in poor condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Bryan flex tube gas-fired boiler, which was installed around 1990. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 5 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace cooling and heating system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent, and is in poor condition. Branch circuits are in fair condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency and exit lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The guest room kitchen units consist of a sink, microwave oven, stove and small refrigerator. The guest laundry has a single washer and dryer. All units are in fair condition.

- Recommendation: Replace kitchen equipment with new unit kitchens. Replace laundry equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.
- **Extended Stay Guest Room**
Room Size and Configuration: The rooms do not meet size and configuration requirements.
Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.
- **Public Spaces**
Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 0.10% | \$796.50 |
| Parking: AC Pavement Damaged or Failing | | \$796.50 |
| 07 Thermal & Moisture Protection | 4.03% | \$32,446.34 |
| Built-up Roof: Beyond Useful Life | | \$25,461.70 |
| Gutters: Damaged or Failing | | \$6,984.64 |
| 08 Doors & Windows | 15.67% | \$126,261.45 |
| Access Door - Damaged or Failing | | \$3,978.08 |
| Al. Windows - Beyond Useful Life | | \$66,147.47 |
| Exterior Steel Door - Beyond expected useful life | | \$10,630.96 |
| Sliding Closet Door: Damaged or Failing | | \$14,076.59 |
| Wood Fire Doors: Missing or Inadequate | | \$31,428.35 |
| 09 Finishes | 16.80% | \$135,368.08 |
| Carpet: Beyond Useful Life | | \$27,391.57 |
| Exterior Surfaces: Paint Failing | | \$10,701.89 |
| Floor Tile: Damaged or Failing | | \$7,864.01 |
| Interior ceilings: Paint Failing | | \$7,470.02 |
| Sheet Vinyl: Beyond Useful Life | | \$2,552.19 |
| Vinyl Wall Covering: Beyond expected useful life | | \$65,237.27 |
| Wall Tile: Damaged or Failing | | \$14,151.13 |
| 11 Equipment | 9.59% | \$77,303.92 |
| Unit Kitchen: Beyond Useful Life | | \$76,153.92 |
| Washing Machine: Beyond expected useful life. | | \$1,150.00 |
| 13 Special Construction | 6.22% | \$50,165.27 |
| Fire Sprinklers: Missing or Inadequate | | \$50,165.27 |
| 15 Mechanical | 21.87% | \$176,269.11 |
| Bath tub: Replace due to remodel | | \$23,326.78 |
| Domestic water system: Beyond expected useful life | | \$29,223.83 |
| PTAC: Missing or inadequate | | \$87,423.03 |
| Restroom exhaust: Missing or inadequate | | \$9,386.76 |
| Sink & vanity: Replace due to remodel | | \$11,374.14 |
| Sink, janitorial: Beyond expected useful life | | \$948.52 |
| Water closet: Missing or inadequate | | \$14,586.05 |
| 16 Electrical | 15.80% | \$127,383.52 |
| Branch Circuits: Beyond Expected Useful Life | | \$39,723.81 |
| Emergency Light: Missing or inadequate | | \$4,243.00 |
| Exit Light: Missing or inadequate | | \$8,688.48 |
| Fixtures, Incandescent: Missing or inadequate | | \$52,542.43 |
| Inadequate exterior Lighting | | \$6,164.00 |
| Main service: Missing or inadequate | | \$16,021.80 |
| 19 FF&E | 9.93% | \$80,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$80,000.00 |
| Total Raw Cost | 100.00% | \$805,994.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|----------------|---------------------|
| Spirit | 0.50% | \$4,432.97 |
| Force Protection | 9.00% | \$80,192.37 |
| General Conditions | 10.00% | \$80,599.40 |
| Total Additional Hard Cost | | \$165,224.74 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$97,121.87 |
| SIOH Conus | 6.50% | \$69,442.14 |
| Design | 10.00% | \$97,121.87 |
| 08 MYr Inflation Fct | 9.93% | \$122,626.03 |
| Total Soft Cost | | \$386,311.92 |
| Total Project | | \$1,357,530.66 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.81% | \$54,455.95 |
| Parking Lots | | \$14,683.20 |
| Site Earthwork | | \$39,772.75 |
| 03 Concrete | 15.83% | \$226,258.12 |
| Floor Construction | | \$131,272.72 |
| Slab on Grade | | \$29,407.80 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$58,815.60 |
| 04 Masonry | 6.05% | \$86,442.39 |
| Exterior Walls | | \$86,442.39 |
| 07 Thermal & Moisture Protection | 7.44% | \$106,423.63 |
| Roof Construction | | \$33,738.09 |
| Roof Coverings | | \$72,685.55 |
| 08 Doors & Windows | 8.31% | \$118,817.08 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$84,640.00 |
| Interior Doors | | \$25,138.08 |
| 09 Finishes | 14.03% | \$200,517.98 |
| Ceiling Finishes | | \$32,131.62 |
| Floor Finishes | | \$59,708.79 |
| Partitions | | \$58,590.05 |
| Wall Finishes | | \$50,087.52 |
| 10 Specialties | 0.10% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.28% | \$61,180.00 |
| Other Equipment | | \$61,180.00 |
| 13 Special Construction | 4.95% | \$70,813.98 |
| Communications & Security | | \$31,878.06 |
| Sprinklers | | \$38,935.93 |
| 15 Mechanical | 21.18% | \$302,737.96 |
| Cooling Generating Systems | | \$94,104.96 |
| Domestic Water Dist | | \$43,884.00 |
| Plumbing Fixtures | | \$164,749.00 |
| 16 Electrical | 7.39% | \$105,658.32 |
| Electrical Service & Distribution | | \$103,638.92 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.64% | \$95,000.00 |
| Interior FF&E allowance | | \$95,000.00 |
| Total Raw Cost | 100.00% | \$1,429,692.77 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|------------|
| Spirit | 0.50% | \$7,863.31 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$142,969.28 |
| Total Additional Hard Cost | | \$150,832.59 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$79,026.27 |
| SIOH Conus | 6.50% | \$107,870.86 |
| Design | 10.00% | \$158,052.54 |
| 08 MYr Inflation Fct | 9.93% | \$191,199.67 |
| Total Soft Cost | | \$536,149.33 |
| Total Project Cost for Replacement | | \$2,116,674.69 |

INSERT BUILDING 5039 FLOOR PLANS HERE



Building 05040

Building 5040 was constructed in 1958. The 16,900 square foot building has 20 lodging rooms, of which 11 are functioning as family suites.

Significant Assumptions

The replacement and renovation cost models are based on 15 family suites and 6 extended stay rooms.

The renovation plan, if required, would use the existing foot print with the plan reworked to meet current lodging size requirements.

The replacement cost model includes any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Fort Bliss.

Cost Analysis

| | |
|--|----------------|
| Condition Assessment Cost | \$1,585,570.00 |
| Replacement Cost | \$2,260,200.00 |
| Condition Assessment to Replacement Cost Ratio | 70.15% |

Because the Condition Assessment to Replacement Cost Ratio is greater than 50%, renovation of Building 5040 is not recommended.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 20 |
| 02.Number of Units Used | 11 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 0 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 20 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 0 |
| 12.Operating as Family Suite | 11 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 6 |
| 15.Renovated to Family Suite | 15 |
| 16.Delta renovation | 1 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation consists of concrete stem walls on spread footers. There are no visible signs of damage. The foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: There is no slab on grade in this building.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: Floors are constructed of concrete and there are no visible signs of damage. The suspended floors are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: Roof construction is concrete, and there are no visible signs of damage. The roof structure is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: Exterior walls consist of CMU bearing walls and they are in fair condition.
- Recommendation: Repaint exterior building surfaces.

Exterior Windows

- Analysis: Exterior windows consist of aluminum frames with single pane glazing. Windows are in poor condition.
- Recommendation: Replace windows.

Exterior Doors

- Analysis: Exterior doors consist of metal doors and frames. Exterior doors are in fair condition
- Recommendation: Replace doors and frames.

Roofing

Roof Coverings

- Analysis: The roof covering is a built-up system with gravel ballast, and gutters and downspouts. The roof is in fair condition. The gutters are in poor condition.
- Recommendation: Replace the roof, including gutters and downspouts.

Interior Construction

Partitions

- Analysis: Interior partition walls consist of CMU with minor areas of plaster. Partition walls are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: Interior doors are hollow core metal doors in steel frames and have electric locking mechanisms. All the interior doors are in poor condition. Closets have sliding doors and they are in poor condition.
- Recommendation: Replace interior doors.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are constructed of concrete and there are no visible signs of damage. Stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes are a combination of painted CMU and painted plaster. There are minor areas of ceramic tile in bathrooms. Finishes are in fair condition.
- Recommendation: Replace with vinyl wall covering and ceramic tile.

Floor Finishes

- Analysis: Floor finishes include carpet, resilient flooring, and ceramic tile. Floor finishes are in fair condition.
- Recommendation: Replace carpet, resilient flooring, and ceramic tile.

Ceiling Finishes

- Analysis: Interior ceiling finishes consist of painted plaster and painted drywall. Ceiling finishes are in fair condition.
- Recommendation: Repaint ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Plumbing fixtures consist of wall-hung lavatories and water closets, and showers. Fixtures are in fair condition.
- Recommendation: Replace all plumbing fixtures.

Domestic Water Distribution

- Analysis: The domestic water system consists of a 100 gallon gas-fired hot water heater and what appears to be original piping system. Although the hot water heater is relatively new, the domestic water system is generally in poor condition.
- Recommendation: Replace the domestic water system.

HVAC

Cooling Generating Systems

- Analysis: The heating system consists of a Bryan flex tube gas-fired boiler, which was installed around 1990. Heating is distributed by iron pipe to radiant heaters along perimeter walls. The boiler is in fair condition and the heating distribution system is in poor condition. The cooling system consists of 5 rooftop evaporative cooling units. Cooling is distributed by metal ductwork. The cooling system is in poor condition.
- Recommendation: Replace cooling and heating system.

Fire Protection

Sprinklers

- Analysis: The building does not have a fire sprinkler system.
- Recommendation: Install fire sprinkler system.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with a 400 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent and is in poor condition. Branch circuits are in fair condition. The building does not contain emergency or exit lighting.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting. Install emergency and exit lighting in stairwells.

Communications and Security

- Analysis: The fire alarm system consists of audible and visual annunciators that are activated by smoke detectors and pull stations. The fire alarm system is in good condition.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The kitchen units consist of a sink, microwave oven, stove and small refrigerator. The washer and dryer are in fair condition.

- Recommendation: Install unit kitchens in rooms. Replace laundry equipment.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks and gravel and stone landscaping. There are no signs of ponding or erosion. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is constructed of asphalt, which is in poor condition.
- Recommendation: Replace asphalt parking area.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Most of the back-of-the-house spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.
- **Extended Stay Guest Room**
Room Size and Configuration: The rooms do not meet size and configuration requirements.
Recommendation: No action required to renovate structure since the Condition Assessment cost is greater than 50% of the replacement cost.
- **Public Spaces**
Most of the public spaces are required at the main lodging building on post. Presently these are located in Building 1744 and are not included in this building.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 0.08% | \$796.50 |
| Parking: AC Pavement Damaged or Failing | | \$796.50 |
| 07 Thermal & Moisture Protection | 3.79% | \$35,638.54 |
| Built-up Roof: Beyond Useful Life | | \$26,639.10 |
| Gutters: Damaged or Failing | | \$8,999.44 |
| 08 Doors & Windows | 14.95% | \$140,758.40 |
| Access Door - Damaged or Failing | | \$4,972.60 |
| Al. Windows - Beyond Useful Life | | \$66,147.47 |
| Exterior Steel Door - Beyond expected useful life | | \$12,757.15 |
| Sliding Closet Door: Damaged or Failing | | \$17,595.74 |
| Wood Fire Doors: Missing or Inadequate | | \$39,285.44 |
| 09 Finishes | 16.66% | \$156,870.03 |
| Carpet: Beyond Useful Life | | \$26,141.24 |
| Exterior Surfaces: Paint Failing | | \$12,867.93 |
| Floor Tile: Damaged or Failing | | \$12,185.12 |
| Interior ceilings: Paint Failing | | \$7,891.77 |
| Sheet Vinyl: Beyond Useful Life | | \$2,940.07 |
| Vinyl Wall Covering: Beyond expected useful life | | \$72,910.68 |
| Wall Tile: Damaged or Failing | | \$21,933.22 |
| 11 Equipment | 10.20% | \$96,018.56 |
| Unit Kitchen: Beyond Useful Life | | \$94,868.56 |
| Washing Machine: Beyond expected useful life. | | \$1,150.00 |
| 13 Special Construction | 6.55% | \$61,652.27 |
| Fire Sprinklers: Missing or Inadequate | | \$61,652.27 |
| 15 Mechanical | 21.05% | \$198,119.30 |
| Bath tub: Replace due to remodel | | \$29,158.48 |
| Domestic water system: Beyond expected useful life | | \$35,915.87 |
| PTAC: Missing or inadequate | | \$90,671.00 |
| Restroom exhaust: Missing or inadequate | | \$8,975.19 |
| Sink & vanity: Replace due to remodel | | \$14,217.68 |
| Sink, janitorial: Beyond expected useful life | | \$948.52 |
| Water closet: Missing or inadequate | | \$18,232.56 |
| 16 Electrical | 16.10% | \$151,532.69 |
| Branch Circuits: Beyond Expected Useful Life | | \$48,818.82 |
| Emergency Light: Missing or inadequate | | \$5,091.60 |
| Exit Light: Missing or inadequate | | \$10,860.60 |
| Fixtures, Incandescent: Missing or inadequate | | \$64,575.87 |
| Inadequate exterior Lighting | | \$6,164.00 |
| Main service: Missing or inadequate | | \$16,021.80 |
| 19 FF&E | 10.62% | \$100,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$100,000.00 |
| Total Raw Cost | 100.00% | \$941,386.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|----------------|---------------------|
| Spirit | 0.50% | \$5,177.62 |
| Force Protection | 9.00% | \$93,663.20 |
| General Conditions | 10.00% | \$94,138.60 |
| Total Additional Hard Cost | | \$192,979.42 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|----------------|-----------------------|
| Contingency | 10.00% | \$113,436.54 |
| SIOH Conus | 6.50% | \$81,107.13 |
| Design | 10.00% | \$113,436.54 |
| 08 MYr Inflation Fct | 9.93% | \$143,224.92 |
| Total Soft Cost | | \$451,205.13 |
| Total Project | | \$1,585,570.56 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|---------------|---------------------|
| 02 Site Work | 3.88% | \$59,195.91 |
| Parking Lots | | \$16,780.80 |
| Site Earthwork | | \$42,415.11 |
| 03 Concrete | 15.80% | \$241,245.92 |
| Floor Construction | | \$140,386.32 |
| Slab on Grade | | \$31,367.40 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$62,730.20 |
| 04 Masonry | 5.95% | \$90,813.07 |
| Exterior Walls | | \$90,813.07 |
| 07 Thermal & Moisture Protection | 7.43% | \$113,398.19 |
| Roof Construction | | \$35,912.78 |
| Roof Coverings | | \$77,485.42 |
| 08 Doors & Windows | 8.36% | \$127,700.60 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$92,000.00 |
| Interior Doors | | \$26,661.60 |
| 09 Finishes | 14.07% | \$214,738.06 |
| Ceiling Finishes | | \$34,364.93 |
| Floor Finishes | | \$65,202.82 |
| Partitions | | \$62,231.82 |
| Wall Finishes | | \$52,938.49 |
| 10 Specialties | 0.09% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 4.43% | \$67,620.00 |
| Other Equipment | | \$67,620.00 |
| 13 Special Construction | 4.95% | \$75,527.16 |
| Communications & Security | | \$33,999.77 |
| Sprinklers | | \$41,527.39 |
| 15 Mechanical | 20.81% | \$317,695.32 |
| Cooling Generating Systems | | \$100,368.32 |
| Domestic Water Dist | | \$47,196.00 |
| Plumbing Fixtures | | \$170,131.00 |
| 16 Electrical | 7.36% | \$112,313.14 |
| Electrical Service & Distribution | | \$110,293.74 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 6.88% | \$105,000.00 |
| Interior FF&E allowance | | \$105,000.00 |
| Total Raw Cost | 100.00% | \$1,526,634.73 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|------------|
| Spirit | 0.50% | \$8,396.49 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$152,663.47 |
| Total Additional Hard Cost | | \$161,059.96 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$84,384.73 |
| SIOH Conus | 6.50% | \$115,185.16 |
| Design | 10.00% | \$168,769.47 |
| 08 MYr Inflation Fct | 9.93% | \$204,164.18 |
| Total Soft Cost | | \$572,503.55 |
| Total Project Cost for Replacement | | \$2,260,198.24 |

INSERT BUILDING 5040 FLOOR PLANS HERE



Building 11265

Building 11265 was constructed in 1957 and renovated during 1996. The 25,000 square foot facility contains 40 lodging units, operating as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 40 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

Condition Assessment & Renovation Cost \$1,370,145.00

Replacement Cost \$3,259,740.00

Condition Assessment & Renovation Cost to Replacement Cost

Ratio 42.03%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 11265 could be considered.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 40 |
| 02.Number of Units Used | 38 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 40 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 38 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 40 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a poured in place concrete slab bearing on the perimeter wall superstructure and interior concrete columns. The system is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over CMU infill and a concrete column superstructure. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed single hung units in aluminum frames. The windows are in good condition. The window screens are in poor condition.
- Recommendation: Replace the window screens.

Exterior Doors

- Analysis: Exterior doors are solid wood or steel commercial grade doors with steel frames. The doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a sealed sheet membrane system, and is less than ten years old. The roof covering is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs, and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in steel frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are concrete and steel with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. The paint is in fair condition. The vinyl wall covering is in fair condition.
- Recommendation: Install new vinyl wall covering.

Floor Finishes

- Analysis: The floor finishes are a combination of carpet in guest rooms and hallways, and sheet vinyl resilient flooring in common area laundries and entry areas. Floor finishes are in fair condition.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Interior finishes are painted drywall. The finish is in fair condition.
- Recommendation: Paint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a wall mounted flush valve water closet and a built in place shower and tub. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: The domestic water distribution system was reportedly replaced around 1993. Domestic hot water is provided by a 100 gallon gas-fired hot water heater with a circulating pump and a 400 gallon storage tank. The domestic water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms and common areas. The guest rooms have individual damper controls. The system is inadequate for the building, and is in fair condition.
- Recommendation: Replace cooling and heating generating system.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. Hard wired smoke and heat detectors are in each unit. The fire protection equipment is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by a 120/208 volt 1 phase supply with a 800 amp main disconnect. The electrical service is in fair condition. Branch circuits are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads for PTAC's. Replace branch circuits and electrical outlets.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells, which are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There is no kitchen equipment in the building. The six washers and eight dryers in the guest laundry are in good condition.
- Recommendation: Install kitchens in units.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building. The parking surfaces are in poor condition.
- Recommendation: Repave the parking lot.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole mounted HPS lights. The lights are in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Break Room and Staff Toilets
Does not exist
Renovation Recommendation: Will be included as part of renovation to this building.
Clean and Dirty Linen Room
Does not exist
Renovation Recommendation: Will be included as part of renovation to this building.
- **Extended Stay Guest Room**
Guest rooms are oversized at 437 square feet each.
Renovation Recommendation: Leave as is. The cost to renovate will exceed 50% replacement, and since this building was recently renovated, it is felt this deficiency does not affect the intent of the standards.
- **Public Spaces**

Gear Wash

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Guest Laundry

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Bell Cart-Telephones-Vending

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Public Corridors

Existing corridors are 5' wide.

Renovation Recommendation: Leave as is. It is felt this deficiency does not effect the intent of the standards

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 6.24% | \$47,872.66 |
| Parking: AC Pavement Damaged or Failing | | \$46,163.36 |
| Walks: Concrete Walk Damaged or Failing | | \$1,709.30 |
| 08 Doors & Windows | 0.45% | \$3,427.36 |
| Window screen - Damaged | | \$3,427.36 |
| 09 Finishes | 25.26% | \$193,832.63 |
| Carpet: Beyond Useful Life | | \$52,867.74 |
| Interior ceilings: Paint Failing | | \$13,374.60 |
| Sheet Vinyl: Beyond Useful Life | | \$2,697.79 |
| Vinyl Wall Covering: Beyond expected useful life | | \$124,892.50 |
| 11 Equipment | 26.73% | \$205,104.80 |
| Unit kitchen: Missing or inadequate | | \$205,104.80 |
| 15 Mechanical | 10.43% | \$80,069.50 |
| PTAC: Missing or inadequate | | \$61,966.62 |
| Split System: Missing or Inadequate | | \$18,102.88 |
| 16 Electrical | 4.18% | \$32,083.85 |
| Branch Circuit: Circuit for PTAC inadequate | | \$10,629.45 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 26.71% | \$205,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$205,000.00 |
| Total Raw Cost | 100.00% | \$767,391.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$4,220.65 |
| Force Protection | 9.00% | \$76,351.57 |
| General Conditions | 10.00% | \$76,739.10 |
| Total Additional Hard Cost | | \$157,311.32 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|-----------------------|
| Contingency | 10.00% | \$92,470.23 |
| SIOH Conus | 6.50% | \$66,116.22 |
| Design | 10.00% | \$92,470.23 |
| 08 MYr Inflation Fct | 9.93% | \$116,752.87 |
| Total Soft Cost | | \$367,809.55 |
| Total Project | | \$1,292,511.87 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|--------------------|
| 08 Doors & Windows | 1.65% | \$761.76 |
| Interior Doors | | \$761.76 |
| 09 Finishes | 74.19% | \$34,198.79 |
| Ceiling Finishes | | \$2,419.97 |
| Floor Finishes | | \$7,840.24 |
| Partitions | | \$20,258.22 |
| Wall Finishes | | \$3,680.37 |
| 10 Specialties | 0.15% | \$71.35 |
| Fittings | | \$71.35 |
| 11 Equipment | 3.81% | \$1,756.74 |
| Other Equipment | | \$1,756.74 |
| 13 Special Construction | 6.02% | \$2,773.89 |
| Communications & Security | | \$757.25 |
| Sprinklers | | \$2,016.64 |
| 15 Mechanical | 9.80% | \$4,515.36 |
| Plumbing Fixtures | | \$4,515.36 |
| 16 Electrical | 4.38% | \$2,016.64 |
| Electrical Service & Distribution | | \$2,016.64 |
| Total Raw Cost | 100.00% | \$46,094.53 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|-------------------|
| Spirit | 0.50% | \$253.52 |
| Force Protection | 9.00% | \$4,586.17 |
| General Conditions | 10.00% | \$4,609.45 |
| Total Additional Hard Cost | | \$9,449.15 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|--------------------|
| Contingency | 10.00% | \$5,554.37 |
| SIOH Conus | 6.50% | \$3,971.37 |
| Design | 10.00% | \$5,554.37 |
| 08 MYr Inflation Fct | 9.93% | \$7,012.94 |
| Total Soft Cost | | \$22,093.05 |
| Total Project Cost for Renovation | | \$77,636.72 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.12% | \$68,794.61 |
| Parking Lots | | \$30,764.80 |
| Site Earthwork | | \$38,029.81 |
| 03 Concrete | 17.88% | \$393,698.97 |
| Floor Construction | | \$274,466.97 |
| Slab on Grade | | \$28,119.80 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$84,350.20 |
| 04 Masonry | 5.08% | \$111,921.34 |
| Exterior Walls | | \$111,921.34 |
| 07 Thermal & Moisture Protection | 5.27% | \$115,959.17 |
| Roof Construction | | \$46,427.23 |
| Roof Coverings | | \$69,531.94 |
| 08 Doors & Windows | 9.68% | \$213,175.96 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$161,920.00 |
| Interior Doors | | \$38,849.76 |
| 09 Finishes | 13.31% | \$293,117.86 |
| Ceiling Finishes | | \$45,420.05 |
| Floor Finishes | | \$111,927.64 |
| Partitions | | \$76,897.90 |
| Wall Finishes | | \$58,872.27 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 5.85% | \$128,800.00 |
| Other Equipment | | \$128,800.00 |
| 13 Special Construction | 4.61% | \$101,557.64 |
| Communications & Security | | \$45,717.81 |
| Sprinklers | | \$55,839.83 |
| 15 Mechanical | 19.19% | \$422,460.32 |
| Cooling Generating Systems | | \$134,960.32 |
| Domestic Water Dist | | \$66,240.00 |
| Plumbing Fixtures | | \$221,260.00 |
| 16 Electrical | 6.85% | \$150,893.34 |
| Electrical Service & Distribution | | \$148,873.94 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 9.08% | \$200,000.00 |
| Interior FF&E allowance | | \$200,000.00 |
| Total Raw Cost | 100.00% | \$2,201,766.57 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,109.72 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$220,176.66 |
| Total Additional Hard Cost | | \$232,286.37 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$121,702.65 |
| SIOH Conus | 6.50% | \$166,124.11 |
| Design | 10.00% | \$243,405.29 |
| 08 MYr Inflation Fct | 9.93% | \$294,452.80 |
| Total Soft Cost | | \$825,684.86 |
| Total Project Cost for Replacement | | \$3,259,737.80 |

**INSERT BUILDING 11265 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 11266

Building 11266 was constructed in 1957 and renovated during 1996. The 25,000 square foot facility contains 40 lodging units, which are operating as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 40 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

Condition Assessment & Renovation Cost \$1,370,145.00

Replacement Cost \$3,259,740.00

Condition Assessment & Renovation Cost to Replacement Cost

Ratio 42.03%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 11266 could be considered.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 40 |
| 02.Number of Units Used | 38 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 40 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 38 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 40 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: Foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a poured in place concrete slab bearing on the perimeter wall superstructure and interior concrete columns. The system is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over CMU infill, with a concrete column superstructure. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed single hung unit in aluminum frames. The windows are in good condition. The window screens are in poor condition.
- Recommendation: Replace the window screens.

Exterior Doors

- Analysis: Exterior doors are solid wood or steel commercial grade doors with steel frames. The doors are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a sealed sheet membrane system that is less than ten years old. The roof covering is in good condition.
- Recommendation: No corrective action required.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over wood studs, and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in steel frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in good condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: The stairs are concrete and steel with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. Both are in fair condition.
- Recommendation: Install new vinyl wall covering.

Floor Finishes

- Analysis: The floor finishes include carpet in guest rooms and hallways, and sheet vinyl resilient flooring in common area laundries and entry areas. Floor finishes are in fair condition.
- Recommendation: Replace carpet and sheet vinyl.

Ceiling Finishes

- Analysis: Interior finishes are painted drywall, which is in fair condition.
- Recommendation: Paint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a wall mounted flush valve water closet and a built in place shower and tub. The plumbing fixtures are in good condition.

- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas-fired boiler and 500 gallon storage tank located in the mechanical room. The distribution system is in good condition.

- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms and common areas. The guest rooms have individual damper controls. The system is inadequate for the building and is in poor condition.

- Recommendation: Replace cooling and heating generating systems.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. Hard wired smoke and heat detectors are installed in each unit. The fire protection equipment is in good condition.

- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 1 phase service with an 800 amp main disconnect. The electrical service is in fair condition. Branch circuits are in fair condition.

- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits and electrical outlets.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells that are in good condition. The fire panel emits a radio signal directly to the fire department.

- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There is no kitchen equipment. The six washers and eight dryers in the guest laundry are in good condition.

- Recommendation: Install new kitchens in units.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building. The surfaces are in poor condition.
- Recommendation: Repave the parking lot.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole mounted HPS lights. The lights are in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

- **Major Functional Criteria Analysis**

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Break Room and Staff Toilets

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Clean and Dirty Linen Room

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

Guest rooms are oversized at 437 square feet each.

Renovation Recommendation: Leave as is. The cost to renovate will exceed 50% replacement, and since this building was recently renovated, it is felt this deficiency does not affect the intent of the standards.

- **Public Spaces**

Gear Wash

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Guest Laundry

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Bell Cart-Telephones-Vending

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Public Corridors

Existing corridors are 5' wide.

Renovation Recommendation: Leave as is. It is felt this deficiency does not effect the intent of the standards

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 6.24% | \$47,872.66 |
| Parking: AC Pavement Damaged or Failing | | \$46,163.36 |
| Walks: Concrete Walk Damaged or Failing | | \$1,709.30 |
| 08 Doors & Windows | 0.45% | \$3,427.36 |
| Window screen - Damaged | | \$3,427.36 |
| 09 Finishes | 25.26% | \$193,832.63 |
| Carpet: Beyond Useful Life | | \$52,867.74 |
| Interior ceilings: Paint Failing | | \$13,374.60 |
| Sheet Vinyl: Beyond Useful Life | | \$2,697.79 |
| Vinyl Wall Covering: Beyond expected useful life | | \$124,892.50 |
| 11 Equipment | 26.73% | \$205,104.80 |
| Unit kitchen: Missing or inadequate | | \$205,104.80 |
| 15 Mechanical | 10.43% | \$80,069.50 |
| PTAC: Missing or inadequate | | \$61,966.62 |
| Split System: Missing or Inadequate | | \$18,102.88 |
| 16 Electrical | 4.18% | \$32,083.85 |
| Branch Circuit: Circuit for PTAC inadequate | | \$10,629.45 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 26.71% | \$205,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$205,000.00 |
| Total Raw Cost | 100.00% | \$767,391.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$4,220.65 |
| Force Protection | 9.00% | \$76,351.57 |
| General Conditions | 10.00% | \$76,739.10 |
| Total Additional Hard Cost | | \$157,311.32 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|-----------------------|
| Contingency | 10.00% | \$92,470.23 |
| SIOH Conus | 6.50% | \$66,116.22 |
| Design | 10.00% | \$92,470.23 |
| 08 MYr Inflation Fct | 9.93% | \$116,752.87 |
| Total Soft Cost | | \$367,809.55 |
| Total Project | | \$1,292,511.87 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|--------------------|
| 08 Doors & Windows | 1.65% | \$761.76 |
| Interior Doors | | \$761.76 |
| 09 Finishes | 74.19% | \$34,198.79 |
| Ceiling Finishes | | \$2,419.97 |
| Floor Finishes | | \$7,840.24 |
| Partitions | | \$20,258.22 |
| Wall Finishes | | \$3,680.37 |
| 10 Specialties | 0.15% | \$71.35 |
| Fittings | | \$71.35 |
| 11 Equipment | 3.81% | \$1,756.74 |
| Other Equipment | | \$1,756.74 |
| 13 Special Construction | 6.02% | \$2,773.89 |
| Communications & Security | | \$757.25 |
| Sprinklers | | \$2,016.64 |
| 15 Mechanical | 9.80% | \$4,515.36 |
| Plumbing Fixtures | | \$4,515.36 |
| 16 Electrical | 4.38% | \$2,016.64 |
| Electrical Service & Distribution | | \$2,016.64 |
| Total Raw Cost | 100.00% | \$46,094.53 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|-------------------|
| Spirit | 0.50% | \$253.52 |
| Force Protection | 9.00% | \$4,586.17 |
| General Conditions | 10.00% | \$4,609.45 |
| Total Additional Hard Cost | | \$9,449.15 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|--------------------|
| Contingency | 10.00% | \$5,554.37 |
| SIOH Conus | 6.50% | \$3,971.37 |
| Design | 10.00% | \$5,554.37 |
| 08 MYr Inflation Fct | 9.93% | \$7,012.94 |
| Total Soft Cost | | \$22,093.05 |
| Total Project Cost for Renovation | | \$77,636.72 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.12% | \$68,794.61 |
| Parking Lots | | \$30,764.80 |
| Site Earthwork | | \$38,029.81 |
| 03 Concrete | 17.88% | \$393,698.97 |
| Floor Construction | | \$274,466.97 |
| Slab on Grade | | \$28,119.80 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$84,350.20 |
| 04 Masonry | 5.08% | \$111,921.34 |
| Exterior Walls | | \$111,921.34 |
| 07 Thermal & Moisture Protection | 5.27% | \$115,959.17 |
| Roof Construction | | \$46,427.23 |
| Roof Coverings | | \$69,531.94 |
| 08 Doors & Windows | 9.68% | \$213,175.96 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$161,920.00 |
| Interior Doors | | \$38,849.76 |
| 09 Finishes | 13.31% | \$293,117.86 |
| Ceiling Finishes | | \$45,420.05 |
| Floor Finishes | | \$111,927.64 |
| Partitions | | \$76,897.90 |
| Wall Finishes | | \$58,872.27 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 5.85% | \$128,800.00 |
| Other Equipment | | \$128,800.00 |
| 13 Special Construction | 4.61% | \$101,557.64 |
| Communications & Security | | \$45,717.81 |
| Sprinklers | | \$55,839.83 |
| 15 Mechanical | 19.19% | \$422,460.32 |
| Cooling Generating Systems | | \$134,960.32 |
| Domestic Water Dist | | \$66,240.00 |
| Plumbing Fixtures | | \$221,260.00 |
| 16 Electrical | 6.85% | \$150,893.34 |
| Electrical Service & Distribution | | \$148,873.94 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 9.08% | \$200,000.00 |
| Interior FF&E allowance | | \$200,000.00 |
| Total Raw Cost | 100.00% | \$2,201,766.57 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,109.72 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$220,176.66 |
| Total Additional Hard Cost | | \$232,286.37 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$121,702.65 |
| SIOH Conus | 6.50% | \$166,124.11 |
| Design | 10.00% | \$243,405.29 |
| 08 MYr Inflation Fct | 9.93% | \$294,452.80 |
| Total Soft Cost | | \$825,684.86 |
| Total Project Cost for Replacement | | \$3,259,737.80 |

**INSERT BUILDING 11266 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 11332

Building 11332 was constructed in 1958 and renovated during 1994. The 25,000 square foot facility contains 40 lodging units, operating as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 40 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

Condition Assessment & Renovation Cost \$1,457,965.00

Replacement Cost \$3,259,740.00

Condition Assessment & Renovation Cost to Replacement Cost

Ratio 44.73%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 11332 could be considered.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 40 |
| 02.Number of Units Used | 38 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 40 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 38 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 40 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a poured in place concrete slab bearing on the perimeter wall superstructure and interior concrete columns. The system is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over CMU infill and a concrete column superstructure. The walls are in good condition. The exterior stairwell covered structure is finished with a modified stucco. There is evidence of blistering and delamination caused by moisture penetration in some areas, and stucco is in poor condition.
- Recommendation: Replace damaged stucco.

Exterior Windows

- Analysis: The windows are a double glazed single hung units in aluminum frames. The windows are in good condition. The window screens are in poor condition.
- Recommendation: Replace the window screens.

Exterior Doors

- Analysis: Exterior doors are solid wood or steel commercial grade doors with steel frames. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing**Roof Coverings**

- Analysis: The roof covering is a sealed sheet membrane system that is less than ten years old. The roof covering is in fair condition. Maintenance personnel report several roof leaks, which have been reported to the post DPW for corrective action.
- Recommendation: Replace roof covering.

Interior Construction**Partitions**

- Analysis: The interior partitions are drywall over wood studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core wood doors in steel frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in good condition.
- Recommendation: No corrective action required.

Stairs**Stair Construction**

- Analysis: The stairs are concrete and steel with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes**Wall Finishes**

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. Both are in fair condition.
- Recommendation: Install new vinyl wall covering in rooms, and repaint walls in laundry.

Floor Finishes

- Analysis: The floor finishes include carpet in guest rooms and hallways, and resilient flooring in common and entry areas. The carpet is in fair condition. The resilient flooring is in good condition.
- Recommendation: Replace carpet.

Ceiling Finishes

- Analysis: Interior ceiling finishes are a combination of painted drywall and acoustic tile and grid. The paint and acoustic tile are in fair condition.

- Recommendation: Paint interior ceilings. Replace acoustic tile.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual restroom containing a lavatory and vanity, a wall mounted flush valve water closet and a built in place shower and tub. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Hot water is produced from a gas-fired boiler and is stored in a 500 gallon tank located in the mechanical room. The water distribution system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms and common areas. The guest rooms have individual damper controls. The system is inadequate for the building and is in poor condition.
- Recommendation: Replace cooling and heating generating systems.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. Hard wired smoke and heat detectors are installed in each unit. The fire protection equipment is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 1 phase service with an 800 amp main disconnect. The electrical service is in fair condition. Branch circuits are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits and electrical outlets.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells that are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are no kitchens in the building. The six washers and eight dryers in the guest laundry are in good condition.
- Recommendation: Install new kitchens in units.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building, and the surface is in good condition. The striping is in poor condition.
- Recommendation: Restripe the parking lot.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole mounted HPS lights. The lights are in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**
Break Room, Staff Toilets
Does not exist
Renovation Recommendation: Will be included as part of renovation to this building.
Clean and Dirty Linen Room
Does not exist
Renovation Recommendation: Will be included as part of renovation to this building.
- **Extended Stay Guest Room**
Guest rooms are oversized at between 330-405 square feet each.
Renovation Recommendation: Leave as is. The cost to renovate will exceed 50% replacement, and since this building was recently renovated, it is felt this deficiency does not affect the intent of the standards.
- **Public Spaces**

Gear Wash

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Study Room

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Bell Cart, Telephone, Vending

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Public Corridors

Existing corridors are 5' wide.

Renovation Recommendation: Leave as is. It is felt this deficiency does not effect the intent of the standards.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 0.02% | \$185.14 |
| Parking: Pavement Markings Failing | | \$185.14 |
| 07 Thermal & Moisture Protection | 5.37% | \$43,530.30 |
| Single Ply Roof: Damaged or Failing | | \$43,530.30 |
| 08 Doors & Windows | 0.61% | \$4,950.69 |
| Window screen - Damaged | | \$4,950.69 |
| 09 Finishes | 25.48% | \$206,559.18 |
| Acoustical Ceiling Tile: Beyond expect useful life | | \$4,327.77 |
| Carpet: Beyond Useful Life | | \$52,296.71 |
| Interior ceilings: Paint Failing | | \$13,727.42 |
| Interior walls: Paint failing | | \$447.81 |
| Stucco Wall: Damaged or Failing | | \$8,291.50 |
| Vinyl Wall Covering: Beyond expected useful life | | \$127,467.97 |
| 11 Equipment | 25.30% | \$205,104.80 |
| Unit kitchen: Missing or inadequate | | \$205,104.80 |
| 15 Mechanical | 13.48% | \$109,296.25 |
| PTAC: Missing or inadequate | | \$79,402.94 |
| Split System: Missing or Inadequate | | \$29,893.31 |
| 16 Electrical | 4.44% | \$35,981.32 |
| Branch Circuit: Circuit for PTAC inadequate | | \$14,526.92 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 25.29% | \$205,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$205,000.00 |
| Total Raw Cost | 100.00% | \$810,608.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$4,458.34 |
| Force Protection | 9.00% | \$80,651.44 |
| General Conditions | 10.00% | \$81,060.80 |
| Total Additional Hard Cost | | \$166,170.59 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|---------------------|
| Contingency | 10.00% | \$97,677.86 |
| SIOH Conus | 6.50% | \$69,839.67 |
| Design | 10.00% | \$97,677.86 |
| 08 MYr Inflation Fct | 9.93% | \$123,328.02 |
| Total Soft Cost | | \$388,523.40 |

Total Project

\$1,365,301.99

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|--------------------|
| 08 Doors & Windows | 2.77% | \$1,523.52 |
| Interior Doors | | \$1,523.52 |
| 09 Finishes | 70.69% | \$38,888.90 |
| Ceiling Finishes | | \$4,173.12 |
| Floor Finishes | | \$14,003.78 |
| Partitions | | \$16,498.40 |
| Wall Finishes | | \$4,213.60 |
| 10 Specialties | 0.13% | \$71.35 |
| Fittings | | \$71.35 |
| 11 Equipment | 3.19% | \$1,756.74 |
| Other Equipment | | \$1,756.74 |
| 13 Special Construction | 8.69% | \$4,783.44 |
| Communications & Security | | \$1,305.84 |
| Sprinklers | | \$3,477.60 |
| 15 Mechanical | 8.21% | \$4,515.36 |
| Plumbing Fixtures | | \$4,515.36 |
| 16 Electrical | 6.32% | \$3,477.60 |
| Electrical Service & Distribution | | \$3,477.60 |
| Total Raw Cost | 100.00% | \$55,016.90 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$302.59 |
| Force Protection | 9.00% | \$5,473.91 |
| General Conditions | 10.00% | \$5,501.69 |
| Total Additional Hard Cost | | \$11,278.19 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|--------------------|
| Contingency | 10.00% | \$6,629.51 |
| SIOH Conus | 6.50% | \$4,740.10 |
| Design | 10.00% | \$6,629.51 |
| 08 MYr Inflation Fct | 9.93% | \$8,370.41 |
| Total Soft Cost | | \$26,369.53 |
| Total Project Cost for Renovation | | \$92,664.62 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|---------------|---------------------|
| 02 Site Work | 3.12% | \$68,794.61 |
| Parking Lots | | \$30,764.80 |
| Site Earthwork | | \$38,029.81 |
| 03 Concrete | 17.88% | \$393,698.97 |
| Floor Construction | | \$274,466.97 |
| Slab on Grade | | \$28,119.80 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$84,350.20 |
| 04 Masonry | 5.08% | \$111,921.34 |
| Exterior Walls | | \$111,921.34 |
| 07 Thermal & Moisture Protection | 5.27% | \$115,959.17 |
| Roof Construction | | \$46,427.23 |
| Roof Coverings | | \$69,531.94 |
| 08 Doors & Windows | 9.68% | \$213,175.96 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$161,920.00 |
| Interior Doors | | \$38,849.76 |
| 09 Finishes | 13.31% | \$293,117.86 |
| Ceiling Finishes | | \$45,420.05 |
| Floor Finishes | | \$111,927.64 |
| Partitions | | \$76,897.90 |
| Wall Finishes | | \$58,872.27 |
| 10 Specialties | 0.06% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 5.85% | \$128,800.00 |
| Other Equipment | | \$128,800.00 |
| 13 Special Construction | 4.61% | \$101,557.64 |
| Communications & Security | | \$45,717.81 |
| Sprinklers | | \$55,839.83 |
| 15 Mechanical | 19.19% | \$422,460.32 |
| Cooling Generating Systems | | \$134,960.32 |
| Domestic Water Dist | | \$66,240.00 |
| Plumbing Fixtures | | \$221,260.00 |
| 16 Electrical | 6.85% | \$150,893.34 |
| Electrical Service & Distribution | | \$148,873.94 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 9.08% | \$200,000.00 |
| Interior FF&E allowance | | \$200,000.00 |
| Total Raw Cost | 100.00% | \$2,201,766.57 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|-------------|
| Spirit | 0.50% | \$12,109.72 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$220,176.66 |
| Total Additional Hard Cost | | \$232,286.37 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$121,702.65 |
| SIOH Conus | 6.50% | \$166,124.11 |
| Design | 10.00% | \$243,405.29 |
| 08 MYr Inflation Fct | 9.93% | \$294,452.80 |
| Total Soft Cost | | \$825,684.86 |
| Total Project Cost for Replacement | | \$3,259,737.80 |

**INSERT BUILDING 11332 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 11340

Building 11340 was constructed in 1959 and renovated during 1995. The 17,900 square foot facility contains 29 lodging units, which are operating as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 29 extended stay rooms. The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

Condition Assessment & Renovation Cost \$1,025,115.00

Replacement Cost \$2,410,880.00

Condition Assessment & Renovation Cost to Replacement Cost

Ratio 42.52%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 11340 could be considered.

Attributes

| | |
|--------------------------------|----|
| 01.Number of Units Constructed | 29 |
| 02.Number of Units Used | 28 |
| 03.Back of House Function | No |
| 04.Single Room w/o FullKitchen | 29 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 28 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 29 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | 0 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, a couch, easy chair, coffee table, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a poured in place concrete slab bearing on the perimeter wall superstructure and interior concrete columns. The system is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over CMU infill, with a concrete column superstructure. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed single hung units in aluminum frames. The windows are in good condition. The window screens are in poor condition.
- Recommendation: Replace the window screens.

Exterior Doors

- Analysis: Exterior doors are steel clad solid core wood doors in steel frames, and are in good condition.

- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a single ply flexible membrane, which is in poor condition. Maintenance personnel have reported several roof leaks to the post DPW for repairs.
- Recommendation: Replace the roof covering system.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over steel studs and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core steel clad doors in steel frames, and are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are steel and concrete with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: The wall finishes are a combination of painted drywall and vinyl wall covering. Both are in fair condition.
- Recommendation: Paint drywall surfaces and replace vinyl wall covering.

Floor Finishes

- Analysis: Floor finishes include carpet in guest rooms and most common areas and resilient floor covering in other spaces. Both finishes are in fair condition.
- Recommendation: Replace carpet and resilient floor covering.

Ceiling Finishes

- Analysis: The interior ceiling finish is painted drywall in guest rooms and common areas. The paint is in fair condition.
- Recommendation: Repaint interior ceilings.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual restroom containing a lavatory and vanity, a floor mounted water closet with flush valve and a built in place shower and tub. There is no bathroom exhaust. The plumbing fixtures are in good condition.
- Recommendation: Install bathroom exhaust.

Domestic Water Distribution

- Analysis: Domestic hot water is produced by a gas-fired boiler with a 500 gallon storage tank located in the mechanical room. The circulating pump and piping is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms. The guest rooms have individual damper controls. The system is inadequate for the building and is in poor condition.
- Recommendation: Replace cooling and heating generating system.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. The fire protection equipment is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electrical service is supplied to the building by 120/208 volt 3 phase service with an 800 amp main disconnect. The electrical service is in fair condition. Lighting is a combination of fluorescent and incandescent, and is in fair condition. Branch circuits are in fair condition.
- Recommendation: Replace main service and panel to handle increased electrical loads. Replace branch circuits, electrical outlets and lighting.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells that are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: The guest room kitchen units consist of a sink, microwave oven and small refrigerator. There are no stoves in the rooms. The units are in fair condition.

- Recommendation: Replace kitchens in units.

Site Preparation

Site Earthwork

- Analysis: The site consists of concrete sidewalks, with gravel and stone landscaping. The site is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: Parking is adequate for the building. The pavement is showing wear and the striping is beginning to fade.
- Recommendation: Apply seal coat and restripe the parking lot.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Break Room and Staff Toilets

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

House Keeping

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Clean and Dirty Linen Room

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

- **Extended Stay Guest Room**

Guest rooms are oversized at 437 square feet each.
Renovation Recommendation: Leave as is. The cost to renovate will exceed 50% replacement, and since this building was recently renovated, it is felt this deficiency does not affect the intent of the standards.

- **Public Spaces**

Gear Wash

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Guest Laundry

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Bell Cart-Telephone-Vending

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Public Corridors

Existing corridors are exterior.

Renovation Recommendation: Leave as is.

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|---------------------|
| 02 Site Work | 0.26% | \$1,348.49 |
| Parking: AC Pavement Damaged or Failing | | \$1,348.49 |
| 07 Thermal & Moisture Protection | 2.93% | \$15,075.43 |
| Single Ply Roof: Damaged or Failing | | \$15,075.43 |
| 08 Doors & Windows | 0.29% | \$1,495.52 |
| Window screen - Damaged | | \$1,495.52 |
| 09 Finishes | 20.29% | \$104,408.41 |
| Carpet: Beyond Useful Life | | \$27,679.27 |
| Interior ceilings: Paint Failing | | \$7,553.61 |
| Interior walls: Paint failing | | \$210.61 |
| Sheet Vinyl: Beyond Useful Life | | \$4,839.69 |
| Vinyl Wall Covering: Beyond expected useful life | | \$64,125.23 |
| 11 Equipment | 28.91% | \$148,781.94 |
| Unit kitchen: Missing or inadequate | | \$148,781.94 |
| 15 Mechanical | 12.97% | \$66,767.66 |
| PTAC: Missing or inadequate | | \$53,601.74 |
| Restroom exhaust: Missing or inadequate | | \$13,165.92 |
| 16 Electrical | 6.17% | \$31,729.54 |
| Branch Circuit: Circuit for PTAC inadequate | | \$10,275.14 |
| Main service: Missing or inadequate | | \$21,454.40 |
| 19 FF&E | 28.18% | \$145,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$145,000.00 |
| Total Raw Cost | 100.00% | \$514,607.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$2,830.34 |
| Force Protection | 9.00% | \$51,200.82 |
| General Conditions | 10.00% | \$51,460.70 |
| Total Additional Hard Cost | | \$105,491.86 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|---------------------|
| Contingency | 10.00% | \$62,009.89 |
| SIOH Conus | 6.50% | \$44,337.07 |
| Design | 10.00% | \$62,009.89 |
| 08 MYr Inflation Fct | 9.93% | \$78,293.65 |
| Total Soft Cost | | \$246,650.49 |
| Total Project | | \$866,749.35 |

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|--------------------|
| 08 Doors & Windows | 1.62% | \$1,523.52 |
| Interior Doors | | \$1,523.52 |
| 09 Finishes | 81.75% | \$76,868.90 |
| Ceiling Finishes | | \$2,419.97 |
| Floor Finishes | | \$13,609.10 |
| Partitions | | \$37,024.48 |
| Wall Finishes | | \$23,815.35 |
| 10 Specialties | 0.08% | \$71.35 |
| Fittings | | \$71.35 |
| 11 Equipment | 1.87% | \$1,756.74 |
| Other Equipment | | \$1,756.74 |
| 13 Special Construction | 5.72% | \$5,378.21 |
| Communications & Security | | \$1,468.21 |
| Sprinklers | | \$3,910.00 |
| 15 Mechanical | 4.80% | \$4,515.36 |
| Plumbing Fixtures | | \$4,515.36 |
| 16 Electrical | 4.16% | \$3,910.00 |
| Electrical Service & Distribution | | \$3,910.00 |
| Total Raw Cost | 100.00% | \$94,024.07 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$517.13 |
| Force Protection | 9.00% | \$9,354.92 |
| General Conditions | 10.00% | \$9,402.41 |
| Total Additional Hard Cost | | \$19,274.46 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|---------------------|
| Contingency | 10.00% | \$11,329.85 |
| SIOH Conus | 6.50% | \$8,100.85 |
| Design | 10.00% | \$11,329.85 |
| 08 MYr Inflation Fct | 9.93% | \$14,305.07 |
| Total Soft Cost | | \$45,065.62 |
| Total Project Cost for Renovation | | \$158,364.15 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.90% | \$63,566.14 |
| Parking Lots | | \$22,374.40 |
| Site Earthwork | | \$41,191.74 |
| 03 Concrete | 14.43% | \$235,023.54 |
| Floor Construction | | \$136,882.54 |
| Slab on Grade | | \$30,461.20 |
| Stair Construction | | \$6,762.00 |
| Standard Foundations | | \$60,917.80 |
| 04 Masonry | 5.46% | \$88,870.54 |
| Exterior Walls | | \$88,870.54 |
| 07 Thermal & Moisture Protection | 6.71% | \$109,195.17 |
| Roof Construction | | \$33,929.80 |
| Roof Coverings | | \$75,265.37 |
| 08 Doors & Windows | 9.67% | \$157,521.48 |
| Exterior Doors | | \$9,039.00 |
| Exterior Windows | | \$121,440.00 |
| Interior Doors | | \$27,042.48 |
| 09 Finishes | 13.19% | \$214,737.55 |
| Ceiling Finishes | | \$33,135.51 |
| Floor Finishes | | \$81,510.83 |
| Partitions | | \$56,992.00 |
| Wall Finishes | | \$43,099.20 |
| 10 Specialties | 0.09% | \$1,387.36 |
| Fittings | | \$1,387.36 |
| 11 Equipment | 5.73% | \$93,380.00 |
| Other Equipment | | \$93,380.00 |
| 13 Special Construction | 4.50% | \$73,345.03 |
| Communications & Security | | \$33,017.45 |
| Sprinklers | | \$40,327.58 |
| 15 Mechanical | 20.70% | \$337,151.48 |
| Cooling Generating Systems | | \$97,468.48 |
| Domestic Water Dist | | \$48,024.00 |
| Plumbing Fixtures | | \$191,659.00 |
| 16 Electrical | 6.71% | \$109,232.06 |
| Electrical Service & Distribution | | \$107,212.66 |
| Site Lighting | | \$2,019.40 |
| 19 FF&E | 8.90% | \$145,000.00 |
| Interior FF&E allowance | | \$145,000.00 |
| Total Raw Cost | 100.00% | \$1,628,410.34 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|------------------|---------|------------|
| Spirit | 0.50% | \$8,956.26 |
| Force Protection | 0.00% | \$0.00 |

| | | |
|-----------------------------------|--------|---------------------|
| General Cond | 10.00% | \$162,841.03 |
| Total Additional Hard Cost | | \$171,797.29 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|----------------|-----------------------|
| Contingency | 5.00% | \$90,010.38 |
| SIOH Conus | 6.50% | \$122,864.17 |
| Design | 10.00% | \$180,020.76 |
| 08 MYr Inflation Fct | 9.93% | \$217,775.12 |
| Total Soft Cost | | \$610,670.44 |
| Total Project Cost for Replacement | | \$2,410,878.07 |

**INSERT BUILDING 11340 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**



Building 11345

Building 11345 was constructed in 1994. The 41,400 square foot facility contains 100 lodging units, 94 of the units are functioning as extended stay rooms.

Significant Assumptions

The replacement cost model is based on 98 extended stay rooms.

The renovation uses the existing foot print, with the plan reworked to meet current lodging size requirements.

This building is in good condition for both the Condition Assessment and Function Criteria. In this building the Condition Assessment costs include the wellness items and the Renovation Cost includes functional renovations but not Condition Assessment cost due to the limited nature of the renovation. Therefore in the Cost Analysis the sum of the Condition Assessment and Renovation cost is used for the ratio to the Replacement Cost

The renovation and replacement cost models include any public or back-of-the-house spaces as outlined in the Areas and Occupancies Schedule Template included in the Appendix.

All costs are adjusted by the Area Cost Factor of 92% for Ft Bliss.

Cost Analysis

Condition Assessment & Renovation Cost \$3,218,305.00

Replacement Cost \$8,334,415.00

Condition Assessment & Renovation Cost to Replacement Cost

Ratio 38.61%

Because the Sum of the Condition Assessment and Renovation Costs to Replacement Cost Ratio is less than 50%, renovation of Building 11345 could be considered.

Attributes

| | |
|--------------------------------|-----|
| 01.Number of Units Constructed | 100 |
| 02.Number of Units Used | 94 |
| 03.Back of House Function | Yes |
| 04.Single Room w/o FullKitchen | 100 |
| 05.Single Room w/ Full Kitchen | 0 |
| 06.Multi Room wo/ Full Kitchen | 0 |
| 07.Multi Room w/ Full Kitchen | 0 |
| 08.DVQ wo/ Full Kitchen | 0 |
| 09.DVQ w/ Full Kitchen | 0 |
| 10.Operating as Standard Room | 0 |
| 11.Operating as Extended Stay | 94 |
| 12.Operating as Family Suite | 0 |
| 13.Renovated to Standard | 0 |
| 14.Renovated to Extended Stay | 98 |
| 15.Renovated to Family Suite | 0 |
| 16.Delta renovation | -2 |

Condition Analysis/Recommendation

FF&E

FF&E Allowance

- Analysis: Hard goods consist of a head board, night stand, dresser, easy chair, end table, desk and entertainment shelf unit. All are in fair condition. Soft goods consists of drapes and blinds on the windows, TV, mattress and box springs and bed coverings. All are in fair condition.
- Recommendation: Replace all hard and soft goods.

Foundations

Standard Foundations

- Analysis: The foundation is composed of perimeter beam and poured piers on compacted soil. No clear failures can be seen from perimeter. Foundation is in good condition.
- Recommendation: No corrective action required.

Slab on Grade

- Analysis: The concrete slab on grade is in good condition.
- Recommendation: No corrective action required.

Superstructure

Floor Construction

- Analysis: The floors are formed in place concrete covered with carpet and tile. The floor structures are in good condition.
- Recommendation: No corrective action required.

Roof Construction

- Analysis: The roof construction is a poured in place concrete slab bearing on the perimeter wall superstructure and interior concrete columns. The system is in good condition.
- Recommendation: No corrective action required.

Exterior Enclosure

Exterior Walls

- Analysis: The exterior walls are brick veneer over CMU infill with a concrete column superstructure. The walls are in good condition.
- Recommendation: No corrective action required.

Exterior Windows

- Analysis: The windows are a double glazed single hung units in aluminum frames. The windows are in good condition.
- Recommendation: No corrective action required.

Exterior Doors

- Analysis: Exterior doors are solid wood or steel commercial grade doors with steel frames. The doors are in good condition.
- Recommendation: No corrective action required.

Roofing

Roof Coverings

- Analysis: The roof covering is a single ply flexible membrane system, and is in poor condition. Maintenance personnel have reported several roof leaks to the post DPW for corrective action.
- Recommendation: Replace the roof covering.

Interior Construction

Partitions

- Analysis: The interior partitions are drywall over steel stud framing and are in good condition.
- Recommendation: No corrective action required.

Interior Doors

- Analysis: The interior doors are solid core steel clad doors in steel frames with electronic locks. The doors are in good condition.
- Recommendation: No corrective action required.

Fittings

- Analysis: Bathroom fittings consist of a tissue holder, towel rack and medicine cabinet with mirror. The fittings are in fair condition.
- Recommendation: No corrective action required.

Stairs

Stair Construction

- Analysis: Stairs are steel framed with rubber coated treads. The stairs are in good condition.
- Recommendation: No corrective action required.

Interior Finishes

Wall Finishes

- Analysis: Wall finishes include painted drywall and vinyl wall covering. The finishes are in fair condition.
- Recommendation: Replace and install new vinyl wall covering.

Floor Finishes

- Analysis: Floor finishes include carpet in the guest rooms and corridors, and quarry tile in public areas. The carpet is in fair condition, and the quarry tile is in good condition.
- Recommendation: Replace the carpet.

Ceiling Finishes

- Analysis: Ceiling finishes include acoustical tile in the corridors and public areas and painted drywall in the guest rooms. Both are in fair condition.
- Recommendation: Replace the acoustic tile and grid system. Repaint drywall ceilings.

Conveying

Elevators and Lifts

- Analysis: There are no elevators in this building.

- Recommendation: No corrective action required.

Plumbing

Plumbing Fixtures

- Analysis: Each unit has an individual rest room containing a lavatory and vanity, a floor mounted water closet with flush valve and a built in place shower and tub. There are individually controlled bathroom exhausts venting to the outside of the building. The plumbing fixtures are in good condition.
- Recommendation: No corrective action required.

Domestic Water Distribution

- Analysis: Domestic hot water is provided by a Bryan gas-fired boiler with circulation pump and a 500 gallon storage tank. The system is in good condition.
- Recommendation: No corrective action required.

HVAC

Cooling Generating Systems

- Analysis: Chilled air is provided by a single zone evaporative cooling system for guest rooms and common areas. The guest rooms have individual damper controls. The system is inadequate for the building and is in poor condition.
- Recommendation: Replace cooling and heating generating system.

Fire Protection

Sprinklers

- Analysis: There is a forced water sprinkler system installed throughout the structure. Hard wired smoke and heat detectors are installed in each unit. The fire protection equipment is in good condition.
- Recommendation: No corrective action required.

Electrical

Electrical Service/Distribution

- Analysis: Electric service is supplied to the building by an overhead transformer bank. Secondary service is 120/208Y volt 3 phase with a 1200 amp main disconnect. The electrical service is in good condition.
- Recommendation: No corrective action required.

Communications and Security

- Analysis: The fire alarm system consists of strobes and bells located on the exterior of the building and in the stairwell and corridors. This system is in good condition. There are lighted exit signs in the stairwells that are in good condition. The fire panel emits a radio signal directly to the fire department.
- Recommendation: No corrective action required.

Equipment

Other Equipment

- Analysis: There are no kitchens in the lodging units. The four washing machines and five dryers are in good condition.
- Recommendation: Install kitchens in units.

Site Preparation

Site Earthwork

- Analysis: The site earthwork is properly graded to promote drainage away from the building, and is in good condition.
- Recommendation: No corrective action required.

Site Improvements

Parking Lots

- Analysis: The parking lot is adequate for the building and is in good condition. Striping is worn and requires maintenance.
- Recommendation: Restripe the parking lot.

Site Electrical Utilities

Site Lighting

- Analysis: Site lighting is provided by pole-mounted fixtures in parking areas adjacent to the building. Building-mounted lighting fixtures are also provided at entrance doors. Site lighting appears to be in good condition.
- Recommendation: No corrective action required.

Major Functional Criteria

Major Functional Criteria Analysis

The following are existing conditions that do not meet the Functional Criteria and are considered major deficits. Listed are the recommendations or solutions for remedying each deficit.

- **Back-of-House Spaces**

Break Room and Staff Toilets

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

House Keeping

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Clean and Dirty Linen Room

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building.

Elevator Equipment

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building

- **Extended Stay Guest Room**

Guest rooms are undersized at 275 square feet each.

Renovation Recommendation: Leave as is. Since this building is fairly new, and reconfiguration based on the building layout is prohibitive, it is felt that the square footage difference is not enough to affect the intent of the standards.

- **Public Spaces**

Gear Wash

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building

Bell Cart, Vending

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building

Passenger Elevator

Does not exist

Renovation Recommendation: Will be included as part of renovation to this building

Public Corridors

Existing corridors are 5' wide.

Renovation Recommendation: Leave as is. It is felt this deficiency does not effect the intent of the standards.

Study Rooms / Day Rooms

Oversized. Over 2,000 s.f. existing only 1,000 required based on standards.

Renovation Recommendation: Will be reallocated as part of renovation to this building

Condition Assessment/Renovation/Replacement Analysis

Condition Assessments

The Condition Assessment Cost lists what is required to make the building well as it is currently functioning. The cost includes all deficient items based on our field observation and using the Army Lodging standard Cap Ex replacement schedule.

Summary of Project Cost

| CSI | Percent | Amount |
|--|----------------|-----------------------|
| 02 Site Work | 0.01% | \$210.97 |
| Parking: Pavement Markings Failing | | \$210.97 |
| 07 Thermal & Moisture Protection | 2.60% | \$41,740.86 |
| Single Ply Roof: Damaged or Failing | | \$41,740.86 |
| 09 Finishes | 19.60% | \$314,723.60 |
| Acoustical Ceiling Tile: Beyond expect useful life | | \$31,934.98 |
| Carpet: Beyond Useful Life | | \$79,736.25 |
| Interior ceilings: Paint Failing | | \$16,135.81 |
| Vinyl Wall Covering: Beyond expected useful life | | \$186,916.56 |
| 11 Equipment | 31.94% | \$512,762.00 |
| Unit kitchen: Missing or inadequate | | \$512,762.00 |
| 15 Mechanical | 14.71% | \$236,125.87 |
| PTAC: Missing or inadequate | | \$184,069.20 |
| Split System: Missing or Inadequate | | \$52,056.67 |
| 19 FF&E | 31.14% | \$500,000.00 |
| Hard and soft goods: Beyond expected useful life | | \$500,000.00 |
| Total Raw Cost | 100.00% | \$1,605,563.00 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$8,830.60 |
| Force Protection | 9.00% | \$159,745.49 |
| General Conditions | 10.00% | \$160,556.30 |
| Total Additional Hard Cost | | \$329,132.39 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|------------------------|---------|---------------------|
| Contingency | 10.00% | \$193,469.54 |
| SIOH Conus | 6.50% | \$138,330.72 |
| Design | 10.00% | \$193,469.54 |
| 08 MYr Inflation Fct | 9.93% | \$244,274.54 |
| Total Soft Cost | | \$769,544.34 |

| | |
|----------------------|-----------------------|
| Total Project | \$2,704,239.73 |
|----------------------|-----------------------|

Renovation

The Renovation Cost is based on making changes to the building to meet the Army Lodging Standard Functional Criteria. Unless otherwise stated, this cost also includes all building deficiencies listed under the Condition Assessment Cost.

Summary of Project Renovation Cost

| CSI | Percent | Amount |
|-----------------------------------|---------------|---------------------|
| 08 Doors & Windows | 1.37% | \$4,189.68 |
| Interior Doors | | \$4,189.68 |
| 09 Finishes | 24.32% | \$74,217.25 |
| Ceiling Finishes | | \$6,292.80 |
| Floor Finishes | | \$30,373.57 |
| Partitions | | \$30,157.53 |
| Wall Finishes | | \$7,393.35 |
| 10 Specialties | 0.93% | \$2,846.07 |
| Fittings | | \$2,846.07 |
| 11 Equipment | 0.22% | \$684.48 |
| Other Equipment | | \$684.48 |
| 13 Special Construction | 2.65% | \$8,098.94 |
| Communications & Security | | \$2,210.94 |
| Sprinklers | | \$5,888.00 |
| 14 Conveying Systems | 64.75% | \$197,616.00 |
| Elevators and Lifts | | \$197,616.00 |
| 15 Mechanical | 3.82% | \$11,672.04 |
| Plumbing Fixtures | | \$11,672.04 |
| 16 Electrical | 1.93% | \$5,888.00 |
| Electrical Service & Distribution | | \$5,888.00 |
| Total Raw Cost | 100.00% | \$305,212.46 |

Additional Hard Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|--------------------|
| Spirit | 0.50% | \$1,678.67 |
| Force Protection | 9.00% | \$30,367.11 |
| General Conditions | 10.00% | \$30,521.25 |
| Total Additional Hard Cost | | \$62,567.03 |

Soft Cost (Template: Army Lodging Renovation)

| Parameter Name | Percent | Amount |
|--|---------|---------------------|
| Contingency | 10.00% | \$36,777.95 |
| SIOH Conus | 6.50% | \$26,296.23 |
| Design | 10.00% | \$36,777.95 |
| 08 MYr Inflation Fct | 9.93% | \$46,435.82 |
| Total Soft Cost | | \$146,287.95 |
| Total Project Cost for Renovation | | \$514,067.43 |

Replacement

The Replacement Cost is the cost to rebuild the units as part of a new facility including the appropriate back-of-house and public spaces. This cost is based on number and types of units in the renovation model.

Summary of Project Replacement Cost

| CSI | Percent | Amount |
|---|----------------|-----------------------|
| 02 Site Work | 3.08% | \$173,139.40 |
| Parking Lots | | \$77,611.20 |
| Site Earthwork | | \$95,528.20 |
| 03 Concrete | 17.96% | \$1,010,948.00 |
| Floor Construction | | \$687,540.40 |
| Slab on Grade | | \$70,711.20 |
| Stair Construction | | \$40,572.00 |
| Standard Foundations | | \$212,124.40 |
| 04 Masonry | 4.11% | \$231,606.02 |
| Exterior Walls | | \$231,606.02 |
| 07 Thermal & Moisture Protection | 5.23% | \$294,225.93 |
| Roof Construction | | \$120,391.75 |
| Roof Coverings | | \$173,834.18 |
| 08 Doors & Windows | 8.86% | \$499,047.56 |
| Exterior Doors | | \$12,406.20 |
| Exterior Windows | | \$382,720.00 |
| Interior Doors | | \$103,921.36 |
| 09 Finishes | 13.59% | \$765,172.65 |
| Ceiling Finishes | | \$115,597.38 |
| Floor Finishes | | \$284,759.48 |
| Partitions | | \$206,621.60 |
| Wall Finishes | | \$158,194.18 |
| 10 Specialties | 0.06% | \$3,118.34 |
| Fittings | | \$3,118.34 |
| 11 Equipment | 5.72% | \$322,000.00 |
| Other Equipment | | \$322,000.00 |
| 13 Special Construction | 4.54% | \$255,397.78 |
| Communications & Security | | \$114,971.42 |
| Sprinklers | | \$140,426.35 |
| 14 Conveying Systems | 3.51% | \$197,616.00 |
| Elevators and Lifts | | \$197,616.00 |
| 15 Mechanical | 17.89% | \$1,007,020.96 |
| Cooling Generating Systems | | \$339,399.04 |
| Domestic Water Dist | | \$165,600.00 |
| Plumbing Fixtures | | \$502,021.92 |
| 16 Electrical | 6.57% | \$370,128.88 |
| Electrical Service & Distribution | | \$366,090.08 |
| Site Lighting | | \$4,038.80 |
| 19 FF&E | 8.88% | \$500,000.00 |
| Interior FF&E allowance | | \$500,000.00 |
| Total Raw Cost | 100.00% | \$5,629,421.52 |

Additional Hard Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|-----------------------------------|---------|---------------------|
| Spirit | 0.50% | \$30,961.82 |
| Force Protection | 0.00% | \$0.00 |
| General Cond | 10.00% | \$562,942.15 |
| Total Additional Hard Cost | | \$593,903.97 |

Soft Cost (Template: Army Lodging New Construction)

| Parameter Name | Percent | Amount |
|---|---------|-----------------------|
| Contingency | 5.00% | \$311,166.27 |
| SIOH Conus | 6.50% | \$424,741.96 |
| Design | 10.00% | \$622,332.55 |
| 08 MYr Inflation Fct | 9.93% | \$752,849.53 |
| Total Soft Cost | | \$2,111,090.32 |
| Total Project Cost for Replacement | | \$8,334,415.80 |

**INSERT BUILDING 11345 FLOOR PLANS HERE
(EXISTING AND RENOVATION PLANS)**

Army Lodging Wellness Recommendation

Appendix

| ROOM / SPACE | 1-10 Units | 11-49 Units | 50-149 Units | 150-199 Units | 200-299 Units | 300-399 Units | 400-599 Units | 600-799 Units | 800+ | At Main Facility on Post Only | Note |
|---|--|--|--|--|--|--|--|--|--|-------------------------------|--|
| Public Areas | | | | | | | | | | | |
| Exterior Entrance | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | | |
| Vestibule | 100 | 100 | 150 | 150 | 200 | 200 | 200 | 200 | 200 | | In Main Lodging facilities square footage included in Lobby |
| Lobby (includes vestibule at Main Lodging facilities) | 300-500 | 300-500 | 500-800 | 500-800 | 800-1000 | 800-1000 | 1,000-1,200 | 1,000-1,200 | 1,200-1,500 | X | Includes square footage of vestibule at Main Lodging facilities |
| Front Desk | 2 station / 100 s.f. | 2 station / 100 s.f. | 2 station / 100 s.f. | 3 station / 150 s.f. | 3 station / 150 s.f. | 3 station / 250 s.f. | 3 station / 250 s.f. | 4 station / 300 s.f. | 4 station / 300 s.f. | X | |
| Bell Cart Station | 2 carts / 24 s.f. | 2 carts / 24 s.f. | 3 carts / 36 s.f. | 3 carts / 36 s.f. | 4 carts / 48 s.f. | 4 carts / 48 s.f. | 6 carts / 72 s.f. | 6 carts / 72 s.f. | 8 carts / 96 s.f. | | Not required at facilities w/out interior corridors if building is retained. |
| Breakfast Bar (Seat/Svc) | 550 | 550 | 550 | 550 | 550 | 550 | 550 | 750 | 1,000 | X | Needed at secondary facility, if it is a remote location. CFSC requirement min 550 |
| Passenger Elevators | | | 1 @ 64 s.f. 50-99 rooms 2 @ 64 s.f. 100-149 rooms | 2 @ 64 s.f. each | 2 @ 64 s.f. each | 2 @ 64 s.f. each | 2 @ 64 s.f. each | 2 @ 64 s.f. 400-499 rooms 3 @ 64 s.f. 500-599 rooms | 3 @ 64 s.f. each | | If building is over two stories high |
| Stairs | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | Number of stairs based on plan @ 230 s.f. each | | |
| Public Corridors | ** | ** | ** | ** | ** | ** | ** | ** | ** | | Minimum 6' wide |
| Public Telephone Area | 2 phones / 12 s.f. | 2 phones / 12 s.f. | 2 phones / 12 s.f. | 2 phones / 12 s.f. | 3 phones / 18 s.f. | 3 phones / 18 s.f. | 4 phones / 24 s.f. | 4 phones / 24 s.f. | 4 phones / 24 s.f. | | House phone in secondary buildings. Pay phones & house phones at Main facility |
| Vending - Full Service | 1 per building / 70 s.f. | 1 per building / 70 s.f. | 70 | 70 | 70-105 | 105-140 | 140-210 | 210-280 | 280+ | | 1 for every other floor to support up to 200 units / 70 s.f. each |
| Vending - Ice Only | 1 per building / 30 s.f. | 1 per building / 30 s.f. | 30 | 30 | 30-45 | 45-60 | 60-90 | 90-120 | 120+ | | 1 for every other floor to support up to 200 units / 30 s.f. each |
| Women - Lobby | 100 | 100 | 200 | 200 | 260 | 260 | 315 | 315 | 350 | X | |
| Men - Lobby | 100 | 100 | 200 | 200 | 260 | 260 | 315 | 315 | 350 | X | |
| Multi-Purpose Rm | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | 250 | X | |
| Study Rooms | See Note | See Note | See Note | See Note | See Note | See Note | See Note | See Note | See Note | | 1 per 25 extended stay units of 250 s.f. each at posts with schools facilities |
| Guest Laundries | 192 | 192 | 192-384 | 384-576 | 576-768 | 768-1152 | 1152-1536 | 1536-2112 | 2112+ | | CFSC requirement 2w/d for every 75 guest rooms |
| Gear Wash Rooms | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | At entrance / 170 s.f. each | | Only at facilities with outdoor training |
| Guest Bulk Storage | See Note | See Note | See Note | See Note | See Note | See Note | See Note | See Note | See Note | | 1 unit for every 4 family suites of 25 ea. 40 w/circ. |
| Guest Rooms | | | | | | | | | | | |
| Guest Room - Standard | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | | | |
| Guest Room - Ext. Stay | 300 | 300 | 300 | 300 | 300 | 300 | 300 | 300 | | | |
| Guest Room - Suites | 450 | 450 | 450 | 450 | 450 | 450 | 450 | 450 | | | |

| ROOM / SPACE | 1-10 Units | 11-49 Units | 50-149 Units | 150-199 Units | 200-299 Units | 300-399 Units | 400-599 Units | 600-799 Units | 800+ | At Main Facility on Post Only | Note |
|----------------------------|---------------------------|---------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------|---|
| Back-of-House Areas | | | | | | | | | | | |
| Manager's Office | 180 | 180 | 180 | 180 | 180 | 180 | 180 | 180 | 180 | X | |
| Assist. Mgr. Off. | - | - | 0 50-99 units 120 100-149 units | 120 | 120 | 120 | 120 | 120 | 120 | X | |
| Front Office Mgr. | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | X | |
| Admin. Offices | 2 space / 200-250 s.f. | 2 space / 200-250 s.f. | 2 spaces / 200-250 s.f. | 2 spaces / 200-250 s.f. | 5 spaces / 500-600 s.f. | 5 spaces / 500-600 s.f. | 7 spaces / 800-900 s.f. | 7 spaces / 800-900 s.f. | 10 spaces / 1,100-1,200 s.f. | X | |
| Cash Room | 50 | 50 | 75 | 75 | 100 | 100 | 125 | 125 | 150 | X | |
| Luggage Storage | - | - | 75 | 75 | 100 | 100 | 100 | 100 | 100 | X | |
| Admin. Conf. Rm. | 250 | 250 | 250 | 250 | 350 | 350 | 350 | 350 | 350 | X | |
| Housekeeping Off. | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | 120 | X | |
| Dirty/Clean Linen Stor. | 50 | 50 | 50 | 50 | 100 | 100 | 200 | 200 | 400 | See Note | At all facilities w/out in-house laundry |
| In-House Laundry | 500 | 500 | 500 | 500 | 500 | 500 | 750 | 750 | 900 | X | CFSC requirement min 500 s.f |
| Receiving Office | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | 75 | X | |
| Maintenance Area | 100 | 100 | 175 | 175 | 250 | 250 | 400 | 400 | 600 | X | |
| Kitchen Prep Room | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | X | facility, if it is a remote location. |
| Break Room | | 140 | 210 | 210 | 280 | 280 | 350 | 350 | 420 | | |
| Staff Toilet - Men | | | 200 | 100 | 100 | 100 | 150 | 150 | 200 | | |
| Staff Toilet - Women | | 100 | 100 | 100 | 150 | 150 | 200 | 200 | 250 | | |
| Access Corridor | ** | ** | ** | ** | ** | ** | ** | ** | ** | | |
| Receiving | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 150 | 200 | X | |
| Housekeep. Rms. | 128 | 128-512 | 512-1280 | 1280-1792 | 1792-2560 | 2560-3456 | 3456-5120 | 5120-6912 | 6912+ | | 128 s.f. for each 15 guest rooms |
| Service Elevator | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | 80 | | |
| Data/Commo Rm. | 100 | 100 | 100 | 100 | 150 | 150 | 150 | 150 | 150 | | |
| Switch Closets | 16 * | 16 * | 16-48 * | 48-64 * | 64-96 * | 96-128 * | 128-144 * | 144-256 * | 256+ * | | 1 closet of 16 s.f. for approximately 50 guest rooms |
| Janitor Closet | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | 50 | X | Only at first floor of Main Lodging facility. |
| Mechanical Room | * | * | * | * | * | * | * | * | * | | |
| General Stor. Rm. | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | X | |
| Bulk Storage Rm. | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | 500 | X | |
| Electrical Room | 140 * | 140 * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | 1 per floor @ 140 s.f. each * | | One electrical room to serve no more than 100 rooms. |
| Elevator Equip.Rm. | 84 | 84 | 84 | 84 | 84 | 84 | 84 | 84 | 84 | | |
| EXTERIOR | | | | | | | | | | | |
| Playground (Outdoor) | | | | | | | | | | X | Play ground required at facilities with family stays. |
| Grounds Maintenance | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | 400 | X | |

* Mechanical/electrical/equipment Spaces to be determined by contractor based on appropriate code and recommended systems.

** Corridors to be determined based on building layout.